

TO LET

Industrial/Logistics

24 BOSWELL SQUARE, HILLINGTON
PARK, GLASGOW, G52 4BQ

The subjects comprise a single storey
industrial unit and the property is laid out with
10 cellular rooms over 2 floors

-  Prominent trading location
-  Property over 2 floors
-  VAT free rent
-  Potential rates exemption
-  Free communal car parking
-  214.48 sqm (2,309 sq ft)

SCOTLAND'S LARGEST BUSINESS PARK



LOCATION

Hillington Business Park provides industrial warehouse units and business space in a strategic location adjacent to Junction 26 of the M8 approximately 7 miles west of Glasgow city centre and 2 miles east of Glasgow International Airport.

The property is located on Boswell Square which is situated on the south side of Queen Elizabeth Avenue, close to its junction with Hillington Road. The property enjoys excellent public transport connections, with regular and bus services passing along Hillington Road. Hillington West train station takes less than a 5 minutes walk to reach.

Nearby occupiers include Ducati Glasgow, Ceramic Pro Glasgow and Royal Mail.

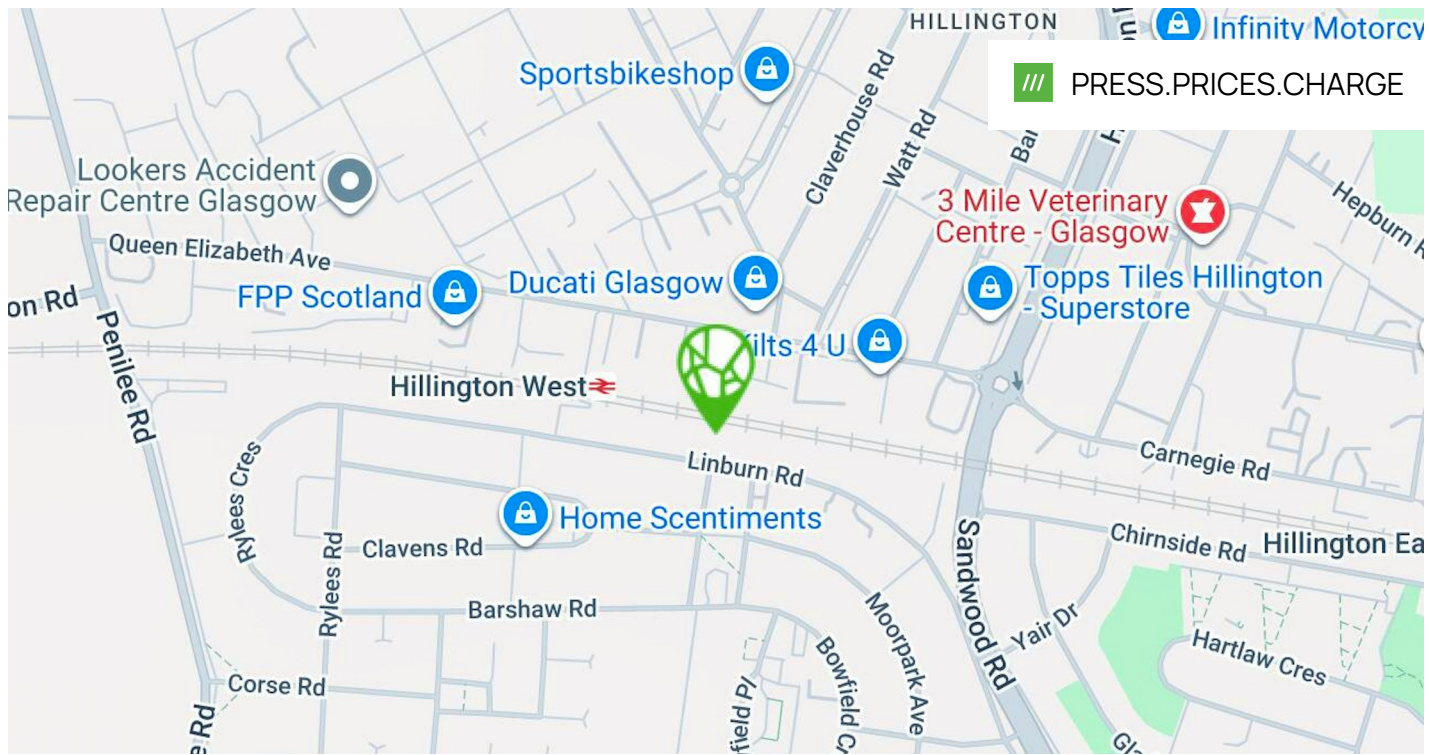
DESCRIPTION

The subjects comprise a single storey industrial unit of masonry construction under a pitched roof. Internally, the property is laid out with cellular offices over 2 floors.

On the ground floor there are 6 rooms, a kitchenette and WC's to the rear. The first floor has a further 4 rooms. The offices are finished with plaster/paint walls and ceilings. The floors are covered in laminate. Artificial lighting is provided via fluorescent strip tubes.

The space can be re-configured to open plan.

There is free communal car parking within the Square.





ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Industrial/Logistics	1,434	133.22
1st	Industrial/Logistics	875	81.29
Total		2,309	214.51

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £17,500 per annum. Full quoting terms are available upon request.

SERVICE CHARGE

There is a park wide service charge for the management of the common parts. Details can be provided upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £9,500. An occupier may be eligible for rates relief, subject to status.

EPC

E (75)

VAT

Not applicable

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VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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