

**UNIT 1**  
**HILLINGTON PARK**  
**RETAIL CENTRE**  
**GLASGOW G52 4LY**  
7,703 SQ FT (715.64 SQ M)

**TO LET**

- Includes 4,241 sq ft (393.98 sq m) secure yard
- 100 free car parking spaces
- Located within Scotland's largest business park
- In close proximity to J26 of M8 Motorway
- Attractive incentives available

# UNIT 1

## HILLINGTON PARK RETAIL CENTRE GLASGOW G52 4LY

### LOCATION

Hillington Park is Scotland's largest and most established business park. Hillington is located at Junction 26 of the M8 motorway, 7 miles west of Glasgow City Centre, 2 miles east of Glasgow International Airport and less than a mile from intu Braehead shopping & leisure complex.

Unit 1 is the anchor unit at the established Hillington Park Retail Centre which includes Farmfoods, Greggs and Subway and is surrounded by a number of other food operators and amenities. Hillington Park is home to over 500 businesses employing around 8,000 people.



### ACCOMMODATION

The premises comprise a ground floor retail unit and dedicated yard extending to the following net internal areas:

Hillington Park Retail Centre		
Unit 1	7,703 sq ft	715.64 sq m
Yard	4,241 sq ft	393.98 sq m

# UNIT 1

## HILLINGTON PARK RETAIL CENTRE GLASGOW G52 4LY



### RENT

£55,000 per annum exclusive.

### SERVICE CHARGE

The current on account service charge for this unit is **£11,477 per annum (£1.49 per sq ft)**.

### RATING

The unit has yet to be assessed for rates.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for LBTT, tax, registration dues and VAT incurred thereon.

### EPC

A copy of the EPC will be made available as required.

### VAT

All figures are quoted exclusive of VAT.

### USE

Class 1 (Retail).

### TERMS

The subjects are offered on the basis of a new full repairing and insuring lease of negotiable length.

### FURTHER INFORMATION

Viewing strictly by appointment via the sole agents:

**Reith  
Lambert**  
Commercial Property Advisers

**Richard Ford**  
richard@reithlambert.co.uk  
0141 225 5710

**Emily McVicar**  
emily@reithlambert.co.uk  
0141 225 5711