

# UNIT 2

## HILLINGTON PARK RETAIL CENTRE GLASGOW G52 4LY

3,466 SQ FT (322.01 SQ M)

### TO LET

- 100 free car parking spaces
- Located within Scotland's largest business park
- In close proximity to J26 of M8 Motorway
- Attractive incentives available
- Other key tenants include:

 GREGGS

 SUBWAY

 POST  
OFFICE

 BETFRED

UNIT 1 NOW LET TO  
**farmfoods**  
OPENING SEPT 2020



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## 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 2 is located directly adjacent to the recently up-sized Farmfoods, who now anchor Hillington Park Retail Centre. The scheme also includes Greggs, Subway and the Post Office 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 only unit extending to the following approximate net internal area:

Hillington Park Retail Centre		
Unit 2	3,466 sq ft	322.01 sq m



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### RENT

£35,000 per annum exclusive.

### SERVICE CHARGE

The current on account service charge for this unit is **£6,759 per annum (£1.95 sq ft)**.

### RATING

We are verbally informed by the Local Authority that the 2019/20 Rateable Value of the unit is as follows:

Rateable Value	£29,500
Commercial Rate Pounding (exclusive of water and sewerage rates)	£0.49

### 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