

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

farmfoods

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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 **Farmfoods** and **Subway**, within Hillington Park Retail Centre. The scheme also includes **Greggs**, **BetFred** and the **Post Office** and is surrounded by a number of other food operators and service amenities. Hillington Park is home to over 500 businesses employing approximately 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

Offers in excess of **£30,000 per annum exclusive**.

SERVICE CHARGE

The current on account service charge for this unit is **£12,635 per annum exclusive (£3.65 sq ft)**.

RATING

The rateable value of this unit is as follows:

Rateable Value	£25,500
Commercial Rate Pounding	£0.498
(exclusive of water and sewerage 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 1A (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
07834 791 163