



TO LET

FIRST FLOOR OFFICE

230 Carnegie Road, Hillington Park, G52 4NA

Attractive first floor office space with secure car parking.

Excellent transport links, with Hillington East Train Station in close proximity.

Net Internal Area of 126.88 sq.m (1,366 sq.ft) approx.

Offers over £15,000 per annum are invited.

LOCATION

The property is located on the south side of Carnegie Road, within the Hillington Park industrial estate, lying approximately 6 miles south of the city centre.

Hillington Park is one of Scotland's longest and most established industrial estates, occupying a strategic location, adjacent to Junction 26 of the M8 motorway, and two miles east of Glasgow Airport. The property can easily be accessed from the A736 or the A761.

The area benefits from great transport links with two railway stations being within walking distance and various bus routes nearby.

The subjects are located close to many amenities such as Braehead Shopping Centre, IKEA, Cardonald Park and Glasgow Clyde College.

DESCRIPTION

The subjects comprise first floor office accommodation within a modern two storey building.

Internally, the first-floor benefits from a private access doorway, providing lift and stair access to the suite. The unit is of an open plan design and has toilet and kitchen facilities.

Additionally, there is secure entry to the building and parking available within the site.

ACCOMODATION

According to our calculations, the subjects have a total Net Internal Area of:

First Floor - 126.88 sq.m. (1365 sq.ft.) approx.

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with Rateable Values of £19,400.

Please note that a new occupier has the right to appeal the current assessment.

LEASE TERMS

Offers over £15,000 per annum are invited.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Claire Hutton

Tel: 07876 541654

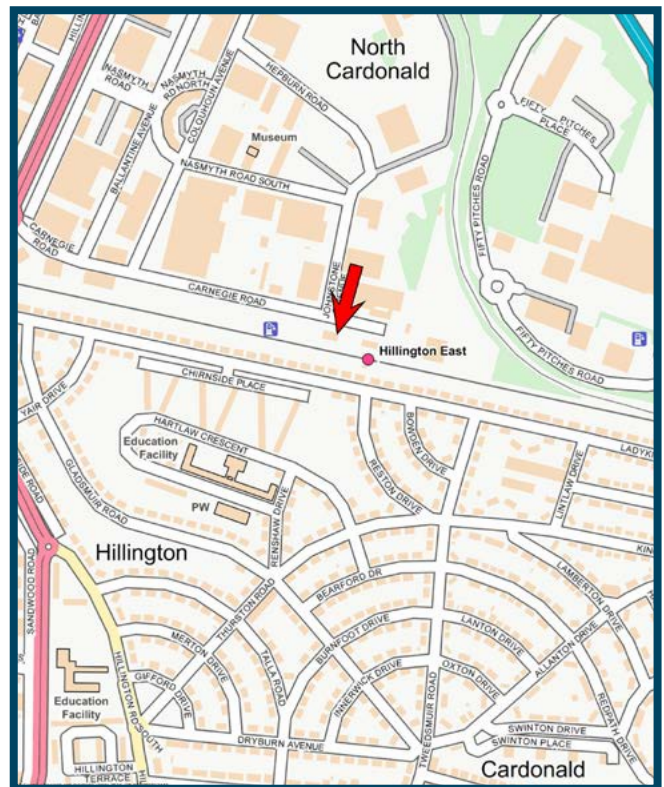
e-mail: Claire.hutton@dmhall.co.uk

or

Graeme Todd

Tel: 07831 274556

e-mail: Graeme.todd@dmhall.co.uk



DATE OF PUBLICATION
March 2024

REFERENCE
WSA2570

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.