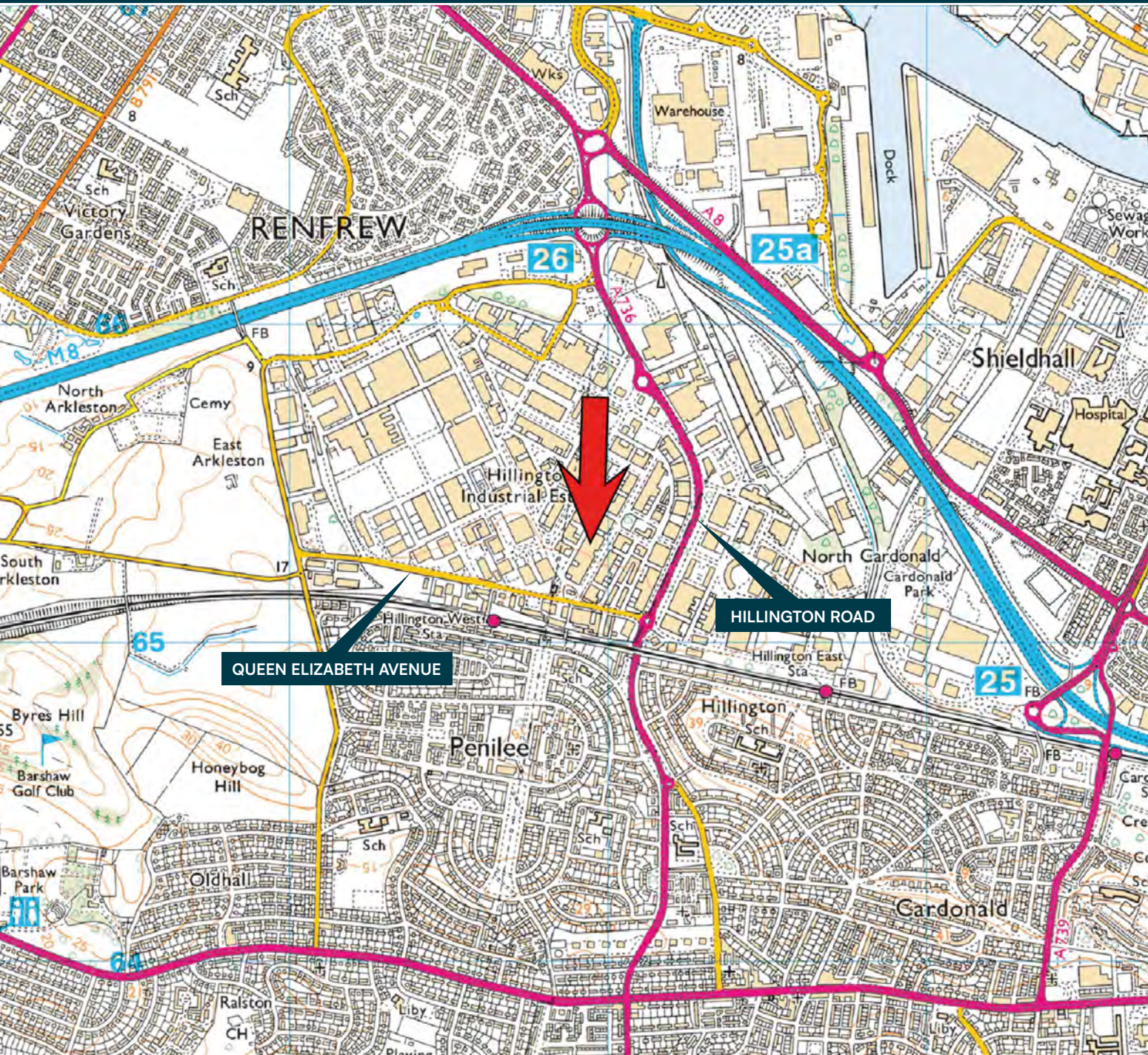




WAREHOUSE PREMISES WITH OFFICE ACCOMMODATION

- Within the prime industrial and trade location of Hillington Park.
- Convenient access to motorway and transport links.
- Warehouse premises with ancillary office block.
- Gross Internal Area of 2,095 sq.m. (22,548 sq.ft.) approximately.
- Secured dedicated yard space.
- For lease on an FRI basis.
- Rental offers over £160,000 per annum invited.

**28-32 WATT ROAD
HILLINGTON PARK
GLASGOW
G52 4RY**



LOCATION

Hillington Park is one of Scotland's best recognised, and most successful, business parks, located approximately 6 miles west of Glasgow City Centre. It enjoys a strategic location adjacent to Junction 26 of the M8 Motorway and is just two miles east of Glasgow International Airport. Hillington Park is well served by transport links, and within a 5 minute walk of the property is Hillington West Station which has regular services to Paisley, Greenock and Glasgow, the latter being just over 10 minutes journey time. There are also numerous bus services to, and from Hillington to Paisley, Renfrew and Glasgow City Centre.

The subject property is situated on the east side of Watt Road approximately 200 yards north of its junction with Queen Elizabeth Avenue as shown on the attached plan and other occupiers in close proximity include NNR Global Logistics, Skyform, ADS Biotech and Atlas Orbital.

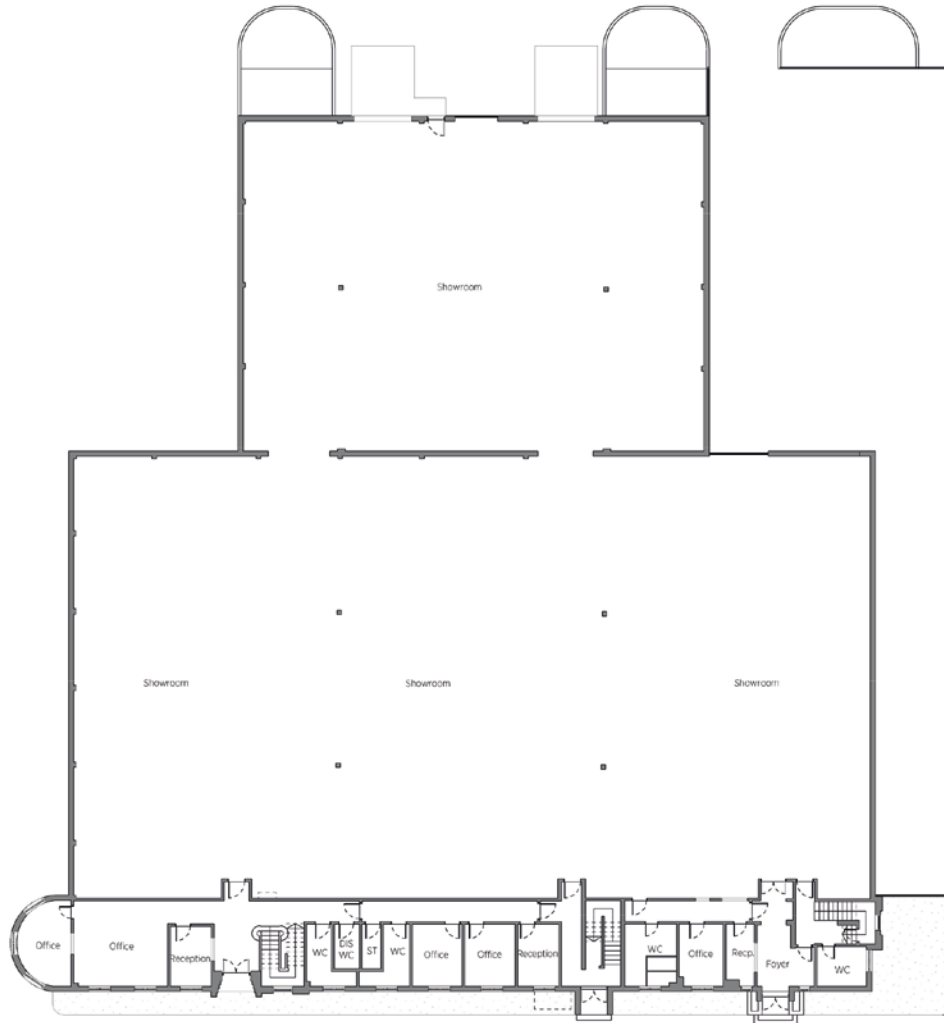
DESCRIPTION

The subjects comprise warehouse premises with a two storey section at the front providing office accommodation. The property is steel framed with brick/blockwork walls and the main roof is pitched and overlaid with profiled metal sheeting, whilst the office block has a flat roof.

A layout plan of the property is attached and it will be noted that there is a main front warehouse with a further linked warehouse to the rear. The two storey block to the front provides a variety of office rooms, conference/meeting rooms, storage space, kitchen and toilet facilities all presented to a high standard.

The subjects have a secured dedicated yard area to the rear accessed directly off Claverhouse Road via metal swing gates.

The premises were, until recently, occupied as a furniture warehouse/showroom and the main area benefits from good natural daylighting via Perspex roof panels and there is an eaves height of approximately 3.5m. Heating within the subjects is via gas fired central heating.



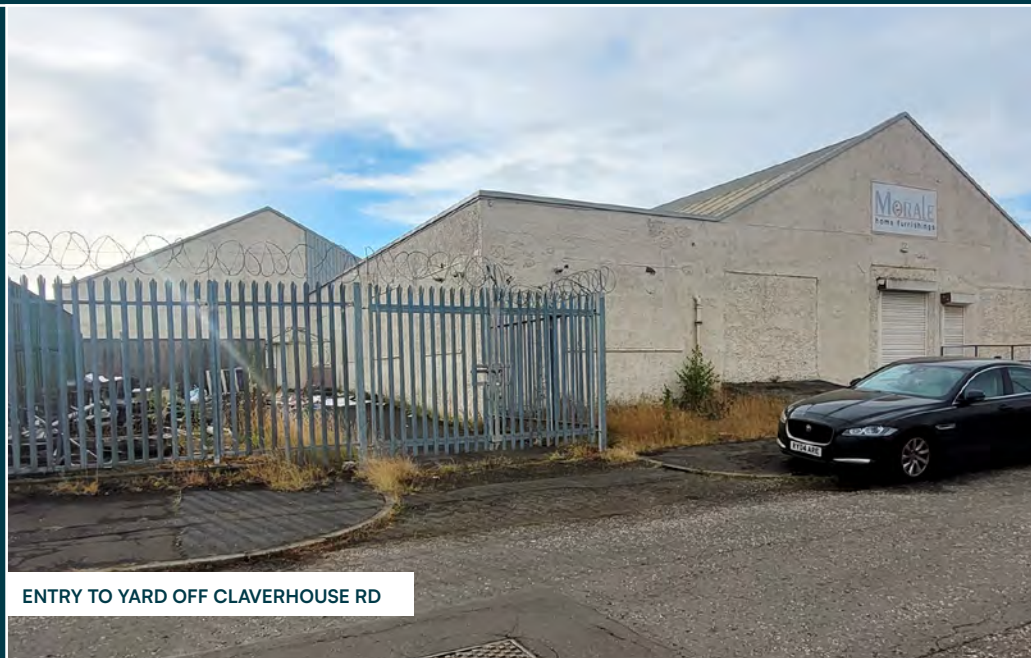
Ground Floor Plan as Existing



First Floor Plan as Existing

FOR INDICATIVE PURPOSES ONLY - NOT TO SCALE

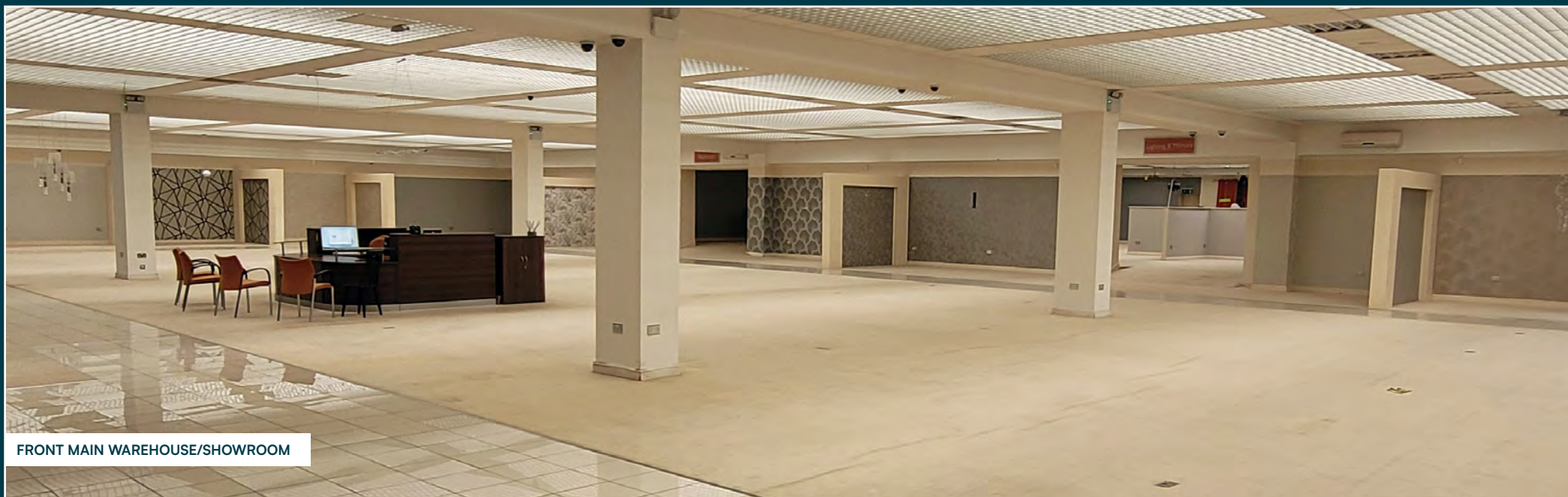




ENTRY TO YARD OFF CLAVERHOUSE RD



REAR WAREHOUSE/SHOWROOM AREA



FRONT MAIN WAREHOUSE/SHOWROOM



ACCOMODATION & FLOOR AREAS

According to our calculations the subjects have the following Gross Internal floor areas:-

Accomodation	sq m	sq ft
Ground Front Warehouse/ Showroom	1,141.68	(12,289)
Rear Warehouse/Showroom	492.90	(5,305)
Ground Floor Offices	227.14	(2,445)
Offices First Floor	233.12	(2,509)
Total	2,094.84	(22,548)

The subjects are available for lease on full repairing and insuring basis for a term to be agreed. Rental offers over £160,000 per annum are invited.

RATING

There is a Rateable Value of £115,000 incorporating the subject property plus an adjacent property at 20 — 24 Watt Road. An apportionment of the Rateable Value has been requested from Glasgow City Council Assessors Department and, the date of publication of these particulars, a response is still awaited. Informal guidance on the likely Rateable Value split can be provided on appliaction.

ENERGY PERFORMANCE

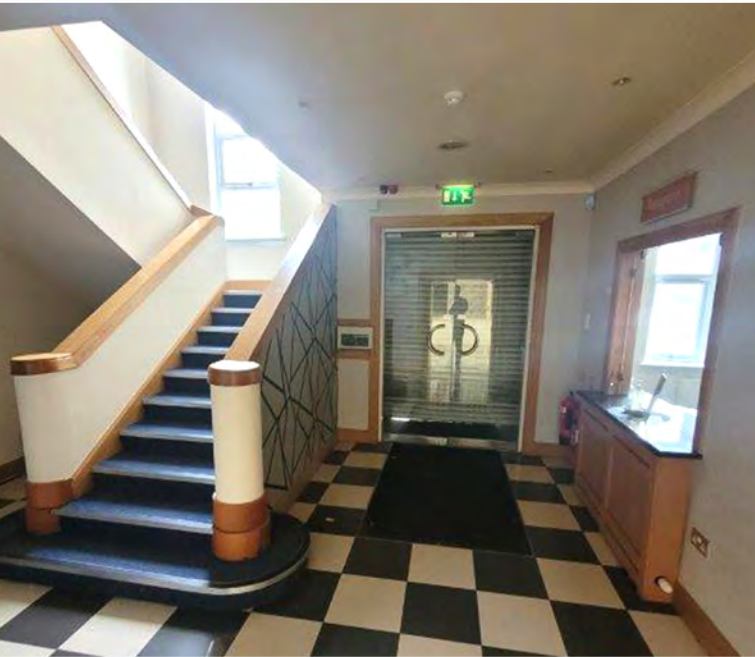
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request. The EPC rating is C - 31.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in the transaction with the ingoing tenant being responsible for Land and Building Transaction Tax, registration dues and VAT incurred thereon.

VAT

The property is not elected for VAT so this will not be chargeable on the rent.



Make an enquiry

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ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

