kirkstone

TO LET

Industrial/Logistics

24 BOSWELL SQUARE, HILLINGTON PARK, GLASGOW, G52 4BQ

The subjects comprise a single storey industrial unit and the property is laid out with 10 cellular rooms over 2 floors

- Prominent trading location
- Property over 2 floors
- VAT free rent
- Potential rates exemption
- Free communal car parking
- 214.48 sqm (2,309 sq ft)

0141 291 5786 kirkstoneproperty.com

kirkstone

LOCATION

Hillington Business Park provides industrial warehouse units and business space in a strategic location adjacent to Junction 26 of the M8 approximately 7 miles west of Glasgow city centre and 2 miles east of Glasgow International Airport.

The property is located on Boswell Square which is situated on the south side of Queen Elizabeth Avenue, close to its junction with Hillington Road. The property enjoys excellent public transport connections, with regular and bus services passing along Hillington Road. Hillington West train station takes less than a 5 minutes walk to reach.

Nearby occupiers include Ducati Glasgow, Ceramic Pro Glasgow and Royal Mail.

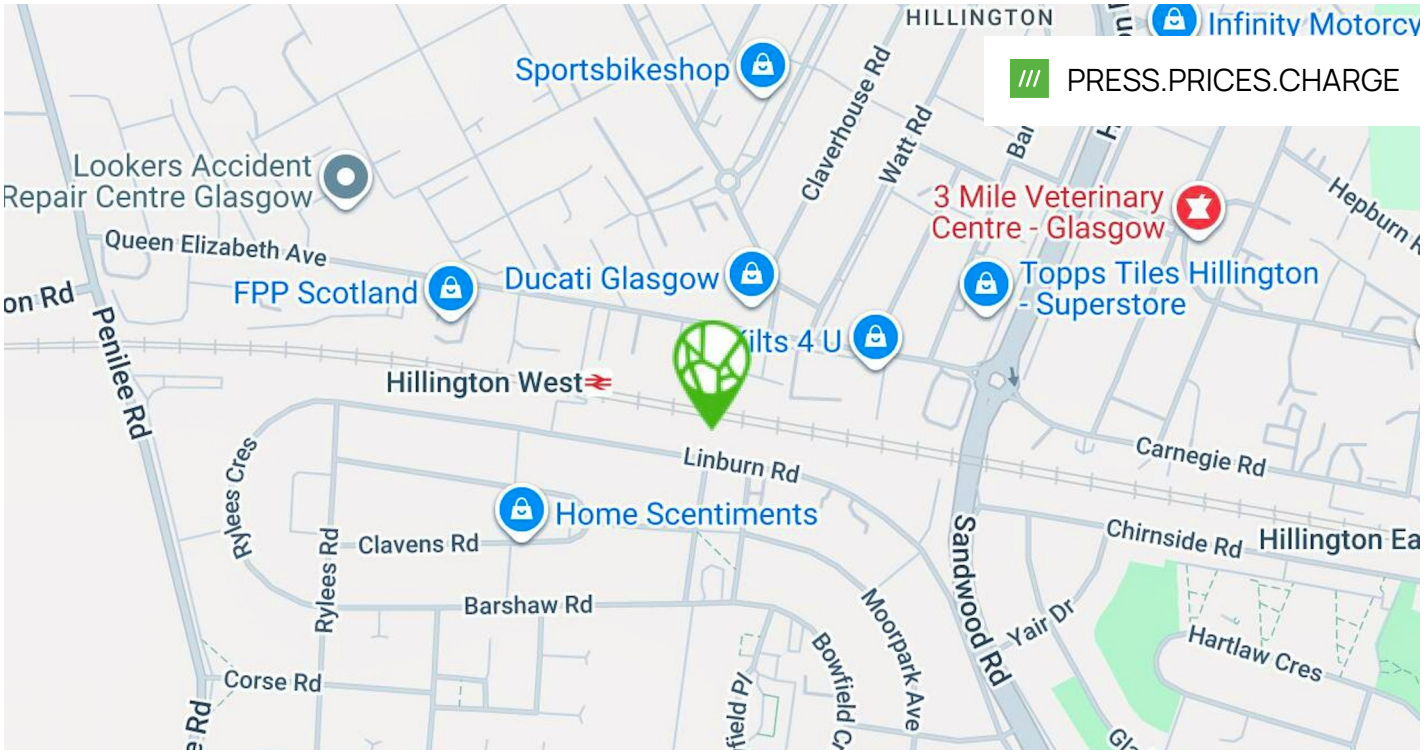
DESCRIPTION

The subjects comprise a single storey industrial unit of masonry construction under a pitched roof. Internally, the property is laid out with cellular offices over 2 floors.

On the ground floor there are 6 rooms, a kitchenette and WC's to the rear. The first floor has a further 4 rooms. The offices are finished with plaster/paint walls and ceilings. The floors are covered in laminate. Artificial lighting is provided via fluorescent strip tubes.

The space can be re-configured to open plan.

There is free communal car parking within the Square.



0141 291 5786 kirkstoneproperty.com

THE ART OF Upholstery
0141 883 3800
www.artofupholstery.com

0141 883 3800

kirkstone

ACCOMMODATION

The accommodation comprises the following areas:

FLOOR/UNIT	BUILDING TYPE	SQ FT	SQ M
Ground	Industrial/Logistics	1,434	133.22
1st	Industrial/Logistics	875	81.29
Total		2,309	214.51

LEASE TERMS

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £17,500 per annum. Full quoting terms are available upon request.

SERVICE CHARGE

There is a park wide service charge for the management of the common parts. Details can be provided upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £9,500. An occupier may be eligible for rates relief, subject to status.

EPC

E (75)

VAT

Applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

Shahzad Shaffi
0141 291 5786 | 07742 333 933
ss@kirkstoneproperty.com

RICS Regulated by RICS

Kirkstone is a Limited company Registered in Scotland No SC682540, Kirkstone themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax.

Date of Publication: October 2026