TO LET - INDUSTRIAL

COLQUHOUN PARK

HILLINGTON PARK, GLASGOW, G52 4RE

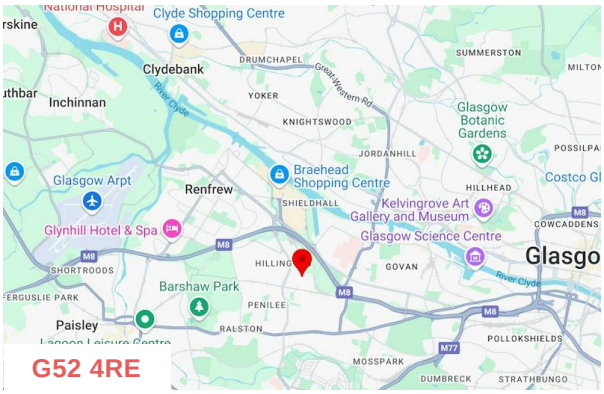


KEY HIGHLIGHTS

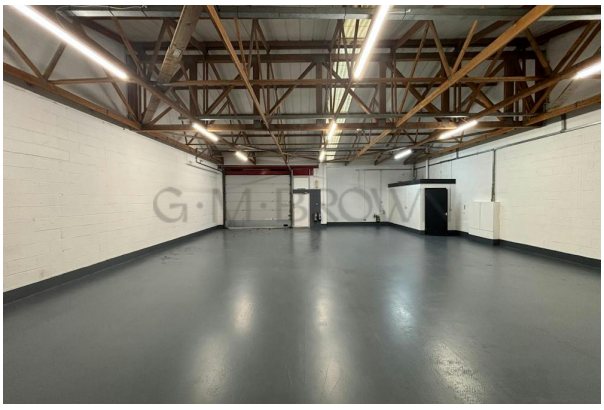
- 1,000 to 2,000 sq ft
- Located within the popular Hillington Park Industrial Estate
- Some units are eligible for 100% rates relief
- Modern refurbished light industrial units
- Available for immediate occupation

SUMMARY

Available Size	1,000 to 2,000 sq ft
Rent	£12,000 - £20,000 per annum
Rates Payable	£3,635.40 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
Rateable Value	£7,300
Service Charge	£0.80 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Modern refurbished light industrial units arranged between four terraces within an attractive landscaped environment with generous communal parking / yard space. The units benefit from;

* Modern insulated panel roofs
* Sectional loading doors and pedestrian doors
* Office space
* Male & Female toilets
* Kitchen tea-prep
* Modern LED lights / 3 phase power / gas supply
* 3.6M eaves

LOCATION

Hillington Park is Scotland's largest and most successful industrial estate and is situated approximately 5 miles west of Glasgow City Centre.

Colquhoun Park is situated on the east side of Hillington Park between Nasmyth Road South and Hepburn Rod

Convenient M8 motorway access is available via Junction 26 that connects with the M74 and M77 beyond.

Hillington East Railway Station is a 5 minute walk south.

Nearby occupiers include McAlpine, WestRock, Graham Plumbers Merchant, Jewson, George Boyd.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 32 Nasmyth Road South	1,000	92.90	£12,000 /annum	Let
Unit - 40 Nasmyth Road South	1,000	92.90	£12,000 /annum	Let
Unit - 49 Hepburn Road	1,942	180.42	£20,000 /annum	Available
Total	**3,942**	**366.22**		

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/11/2026