TO LET - INDUSTRIAL / TRADE COUNTER

439 HILLINGTON ROAD

HILLINGTON PARK, GLASGOW, G52 4BL

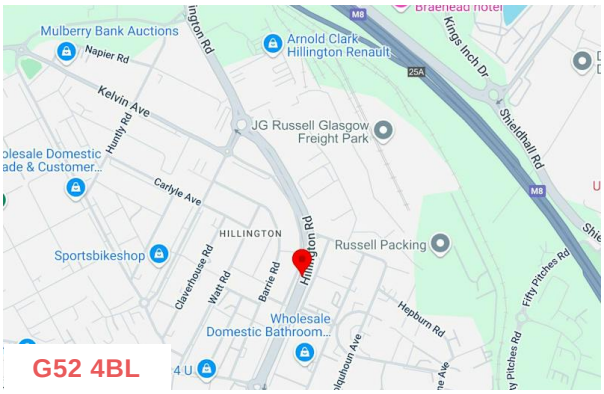


KEY HIGHLIGHTS

- 4,000 sq ft
- Available for immediate occupation
- Highly prominent position fronting on Hillington Road with large attractive glazed frontage
- New-build trade-counter / showroom / industrial premises
- Located within the popular Hillington Park Industrial Estate
- Excellent road and public transport links

SUMMARY

Available Size	4,000 sq ft
Rent	Rent on application
Business Rates	To be re-assessed for rates. An occupier will benefit from first year rates free under Fresh Start Scheme.
VAT	Applicable. For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	A





DESCRIPTION

New-build trade-counter / showroom / industrial premises.

Steel portal frame construction surmounted by a pitched roof incorporating roof lights

Large glazed shopfronts with integrated customer entrance

2 x electric vehicle access doors opening out onto generous shared secure yard space / parking

New WC block

6 m clear internal eaves

Benefits from 3 phase power

LOCATION

The subjects are prominently positioned on Hillington Road, in the heart of Hillington Park, which is one of Scotland's largest industrial and business parks providing over 2M sq ft of commercial property for a diverse range of businesses. The Park benefits from two train stations and is two minutes from the motorway and two miles from Glasgow Airport.

The accessibility of Hillington Park has been a key factor in attracting numerous national and local industrial/trade occupiers to the park. Major occupiers include Arnold Clark, Peter Vardy, Howdens, Balfour Beatty, BMW, Next, NHS, Russell Transport and Saint Gobain.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	4,000	371.61	Under Offer
Total	**4,000**	**371.61**	

JOINT AGENT

Mohammed Qamar, Montagu Evans
mohammed.qamar@montagu-evans.co.uk
07770 331 038

VIEWING & FURTHER INFORMATION

Gregor Brown

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

Kerrie Currie

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

G·M·BROWN

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 08/10/2026