TO LET / FOR SALE - INDUSTRIAL

13 CARLYLE AVENUE

HILLINGTON PARK, GLASGOW, G52 4XX

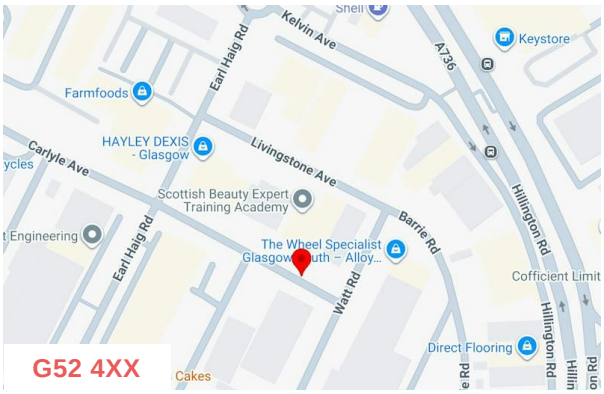


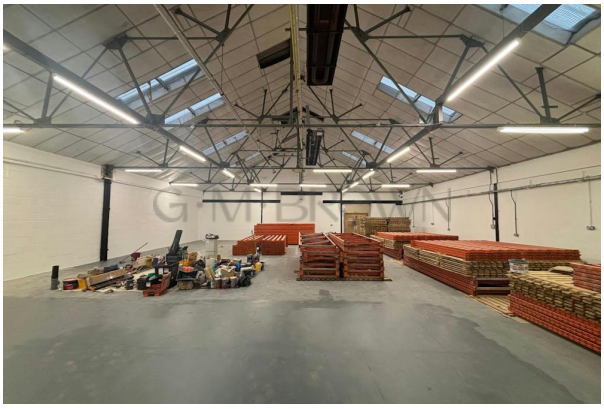
KEY HIGHLIGHTS

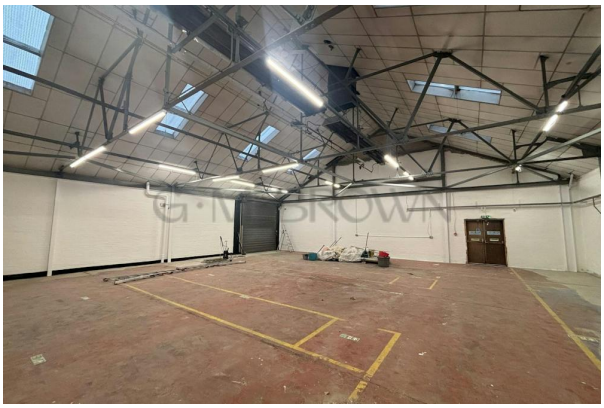
- 7,556 sq ft
- Located within the popular Hillington Park Industrial Estate
- Attractive office space provided
- Offers over £600,000 to purchase
- Refurbished mid terraced industrial premises with shared secure yard
- Excellent M8 motorway access plus convenient public transport links
- New FRI lease available - £58,000 per annum

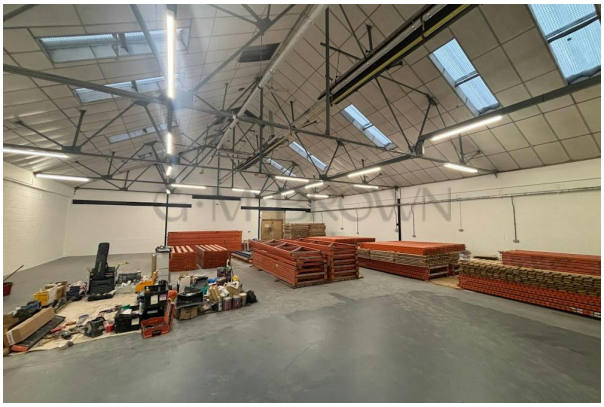
SUMMARY

Available Size	7,556 sq ft
Rent	£58,000 per annum
Price	Offers in excess of £600,000
Rates Payable	£16,185 per annum
Rateable Value	£32,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry









DESCRIPTION

Refurbished mid-terraced industrial / warehouse premises of steel portal frame construction with a modern insulated roof.

Offices complete with WCs and tea-prep are found to the front.

Open-plan warehouse space is found beyond with a clear internal eaves height of 3.65M with LED lights throughout.

A vehicle access door of 3.05 m wide x 3.29 m high is found to the rear opening out onto a shared secured surfaced yard.

On-street parking provided.

Mains supplies to gas, water and electricity are provided (3 phase).

LOCATION

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

More specifically the subjects are situated on the north side of Carlyle Avenue by its junction wiht Watt Road.

Junction 26 of the M8 is a short distance north that connects with the M74 and M77 beyond.

Hillington West Railway Station is a 10 minute walk south and regular bus services operate in the nearby vicinity.

Neighbouring occupiers include Wrighton Kitchens & Bedrooms, Hayley Dexis, Direct Flooring, Tile Showroom and Leca Dental Lab.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	5,747	533.91	Available
Ground - Offices	1,809	168.06	Available
Total	**7,556**	**701.97**	

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 21/10/2026





