388 HILLINGTON ROAD

TO LET / MAY SELL

AVAILABLE IMMEDIATELY

REFURBISHED TO A HIGH STANDARD



3

Minute drive from M8

32,518

Total Square Feet

4

Miles to Glasgow city centre



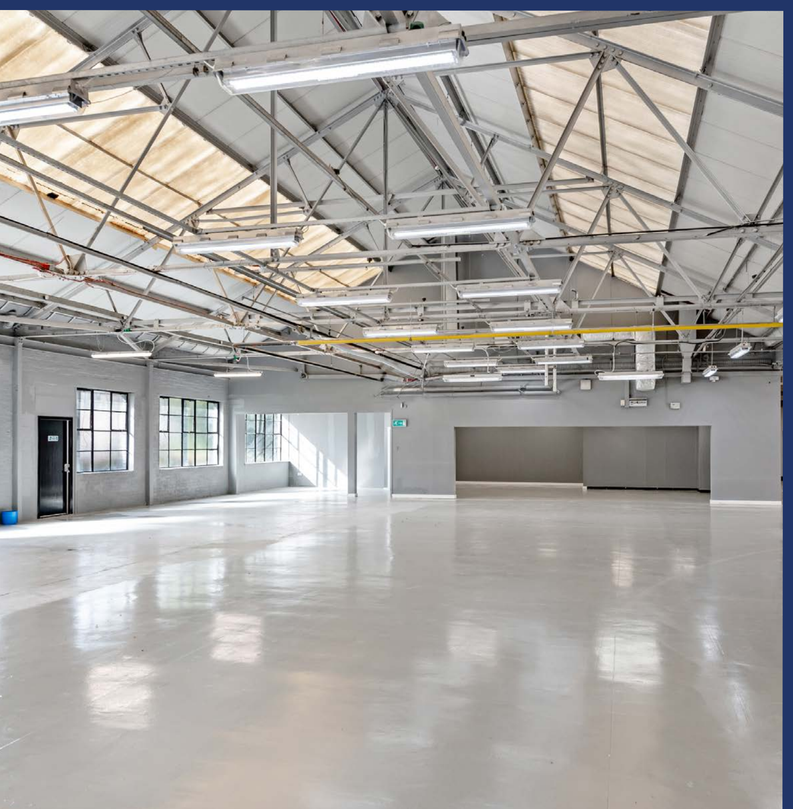
WHERE OPPORTUNITY MEETS LOCATION

388 Hillington Road offers a rare opportunity to acquire a prominent industrial unit in the heart of Hillington Park, Scotland's largest industrial estate. The property benefits from a prime location just three minutes from the M8, around 10 minutes from Glasgow Airport and four miles from Glasgow city centre.

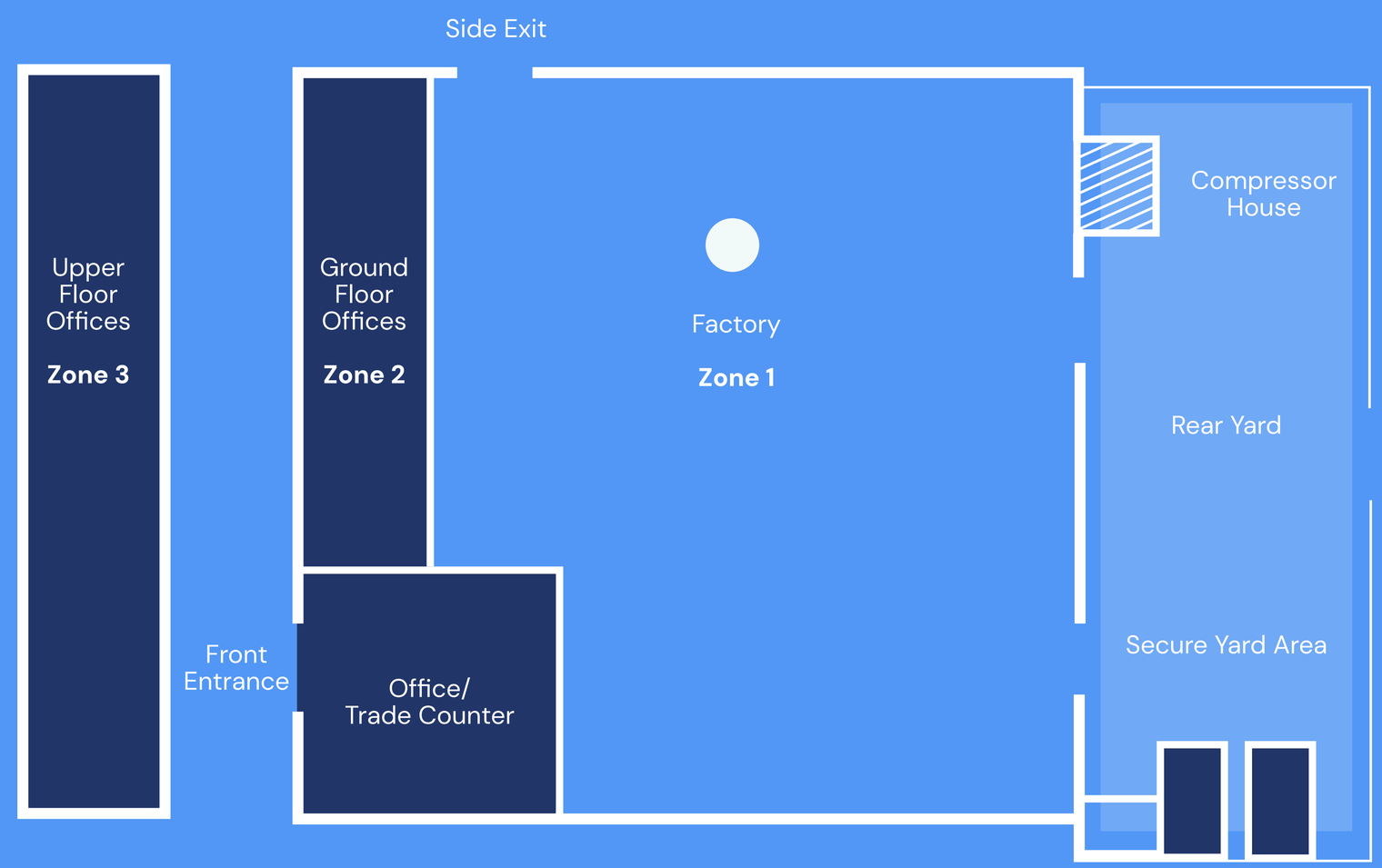
The property comprises warehouse space with two-storey office and welfare accommodation, a private concrete service yard and on-site parking, making it ideal for industrial, manufacturing or distribution occupiers seeking a well-connected, prominent asset located off Hillington Road Roundabout.







PROPERTY LAYOUT



Factory Space

Office Space

Yard Area



STRATEGICALLY PLACED

1. M8 Junction 26
2. Hillington West
3. Hillington East
4. Cardonald
5. Queen Elizabeth Hospital
6. Clyde Tunnel
7. Hillington Park
8. BAE Systems
9. King George V Dock
10. City Centre (20 min drive)
11. OVO Hydro
12. Braehead Shopping Centre

6

Minute drive to Glasgow Airport

Glasgow City Centre	7 miles	20 minutes
Glasgow Airport	3 miles	6 minutes
M8 Motorway	1 mile	3 mins
Edinburgh	54 miles	1 hour 10 minutes
Clyde Tunnel	3 miles	8 minutes



ACCOMMODATION	SQ FT	SQ M
Main Warehouse	27,150	2,522.25
GF Office	2,262	210.17
Warehouse Mezzanine	656	60.95
1st Floor Office	2,262	210.17
Plant Room	188	17.5
	32,518	**3,021.05**

The property has been measured on a GIA basis in accordance wth the RICS Code of Measuring Practice (6th Edition)

POSITIONED TO PERFORM

Occupying a prominent corner position at the junction of Hillington Road and Carnegie Road, this property has been refurbished to a high standard and is available immediately. The facility offers quality industrial / trade counter space, combining practical warehouse accommodation with two-storey offices and a secure yard.

- 3 phase power
- Concrete floor
- 2x Roller Shutter Access Doors
- 3.5m minimum eaves height
- Secure concrete yard (25m x 45m)
- Car parking provisions
- Office accommodation



388 HILLINGTON ROAD

Disposal Terms

The subjects are available on new full repairing and insuring leases, further terms on request.. Freehold disposal may be considered, subject to pricing.

Rateable Value

The property is entered in the current Valuation Roll with a Rateable Value of £124,000.

Rent

Available on request.

EPC

Available upon request.

Entry

To be agreed between the parties.

VAT

The property is elected for VAT. VAT will therefore be payable on the purchase price.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

AML / KYC

In order to comply with Anti-Money Laundering legislation, the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.

CBRE

Craig Semple
Director
+44 7795 641 892
craig.semple@cbre.com

James Tweedie
Surveyor
+44 7502 769 446
james.tweedie@cbre.com

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