Ryden

TO LET

MODERN ATTRACTIVE OFFICE ACCOMMODATION

3,289 SQ FT



THE ARC
25 COLQUHOUN AVENUE
GLASGOW
G52 4BN

- SELF-CONTAINED OFFICE SUITE
- 9 DEDICATED PARKING SPACES
- LOCATED WITHIN HILLINGTON PARK

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HILLINGTON PARK IS WIDELY RECOGNISED AS ONE OF GLASGOW'S PREMIER BUSINESS LOCATIONS

LOCATION

Hillington Park is widely recognised as one of Glasgow's premier business locations, providing a mix of high quality office buildings. The Park is located to the south of Junction 26 of the M8 motorway between Glasgow International Airport (2 miles) and the city centre (7 miles).

The Arc is 250 metres away from Hillington East railway station, offering regular services to Glasgow City centre, Paisley and beyond. In addition regular bus services pass along Hillington Road which is a short walking distance from the site.

DESCRIPTION

The Arc is a development of seven self-contained office units in a range of sizes with dedicated car parking. Each office offers occupiers full control over their premises: externally with main door entrance and signage; internally with own reception and facilities.

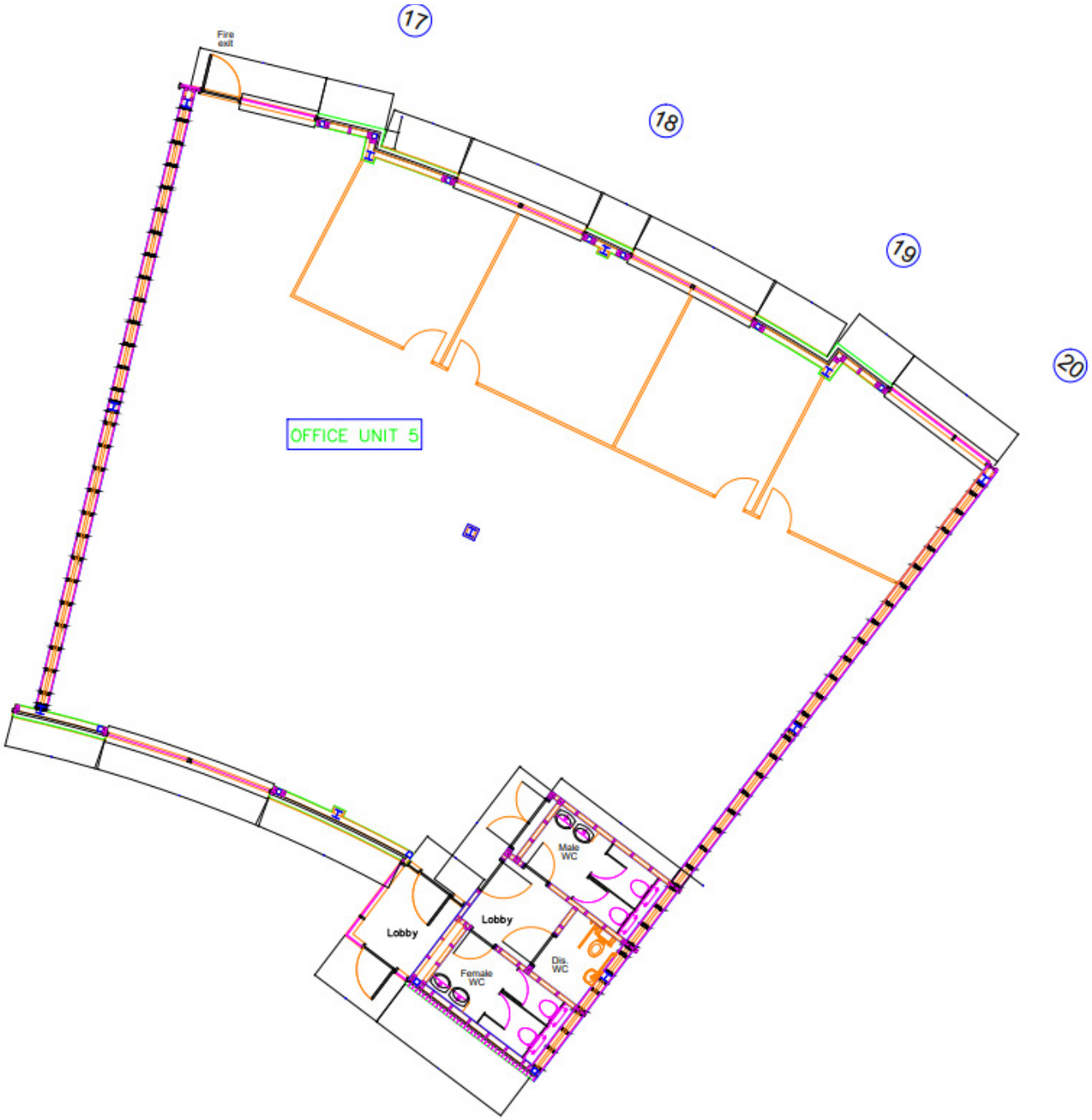
Suite 6 benefits from the following:

- Glazed entrance lobby
- Dedicated male, female and disabled person WCs
- Metal raised access floors
- Suspended tiled ceiling system with recessed LED lighting
- Double-glazing throughout
- Gas-fired central heating system
- External cycle shelters
- EPC D
- BREEAM 'very good' rating
- High quality existing fit-out

ACCOMMODATION

SUITE 5	3,289 sq ft	306 sq m

Suite 5 has 9 dedicated car spaces.



LEASE TERMS

The subjects are available on a New Lease on Full Repairing and Insuring terms to be agreed.

RATEABLE VALUE

The subjects are entered into the valuation roll with the following Rateable Value:

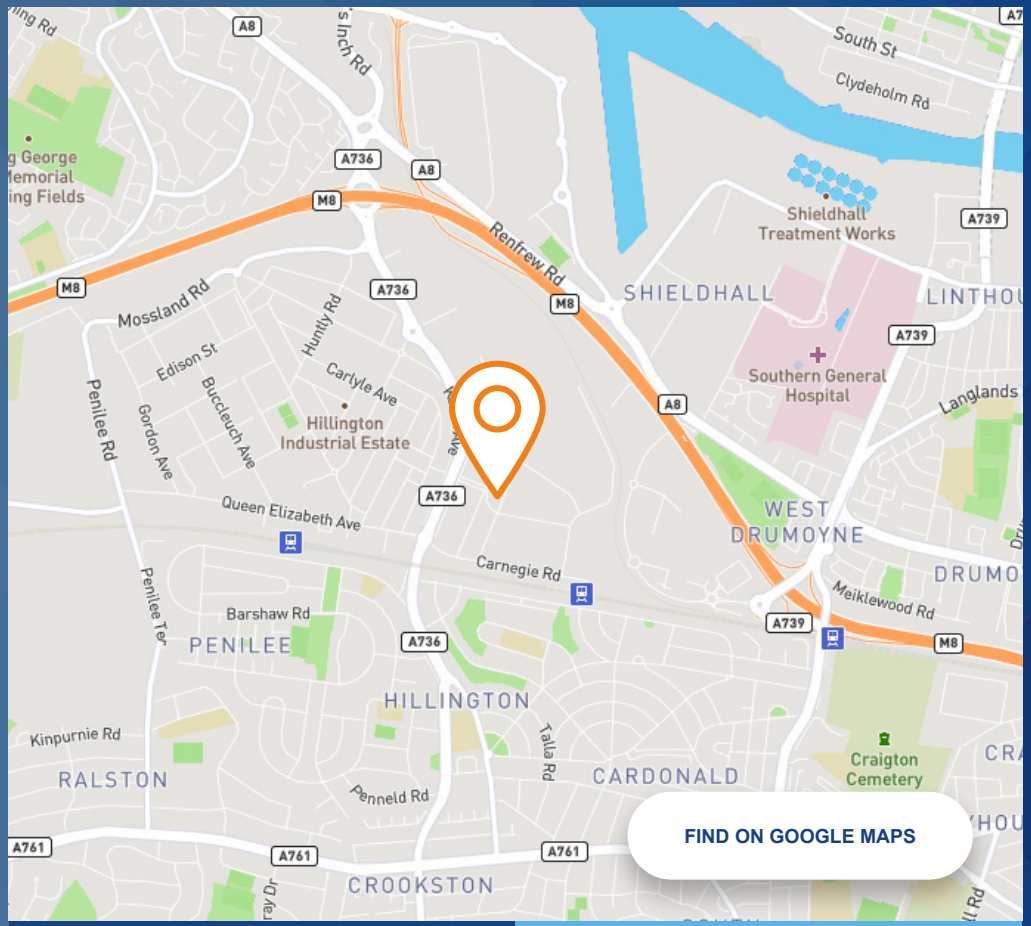
SUITE 5	£33,000

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the tenant being responsible for Land & Buildings Tax, Transactional Tax and registration dues.

VAT

Unless otherwise stated, all prices and premiums are quoted exclusive of Value Added Tax (VAT). Any intending tenant/purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



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GET IN TOUCH

Please get in touch with our letting agents for more details.

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **July 2026**