ONLY
REAR WORKSHOP
+ YARD
AVAILABLE

RECENTLY COMPLETED
SPLIT UNIT

DALKIN + CO

TO LET

RECENTLY SPLIT UNIT NOW AVAILABLE AS WHOLE OR IN PART - REAR SECTION COMPRISES SMALL WAREHOUSE/WORKSHOP AREA WITH OWN SECURE PRIVATE YARD + FRONT SECTION A WALK IN SHOWROOM / OFFICE AREA WITH BOARD + MEETING ROOMS FINISHED TO HIGH END WITH MID SECTION WAREHOUSE AND WORKSHOP AREA WITH OWN NEW ROLLER SHUTTER SIDE ENTRANCE

15 CARLYLE AVENUE
HILLINGTON PARK
GLASGOW G52 4XX

Standard Buildings, 94 Hope St, Glasgow G2 6PH
colin@dalkinandco.com

07766 203 213

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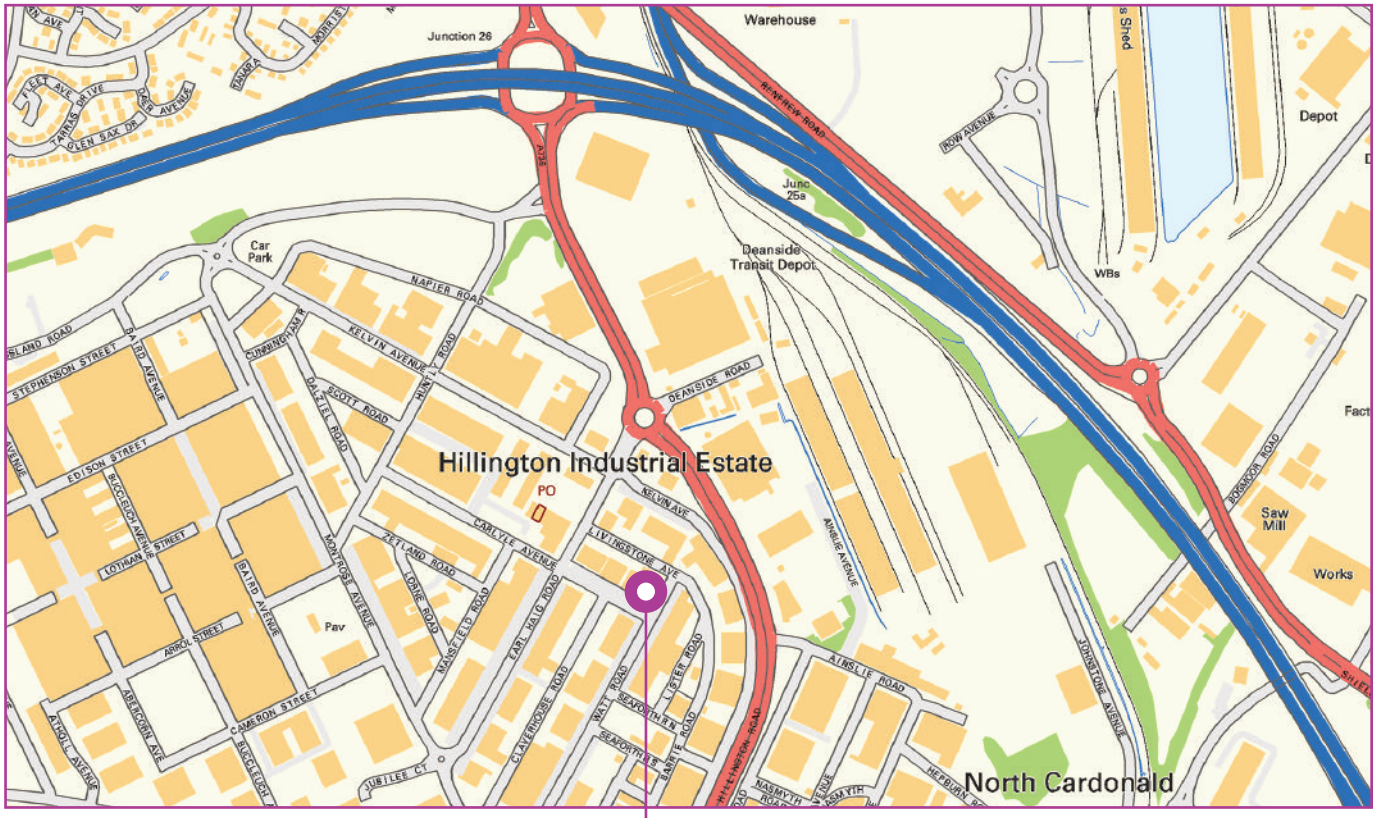

Location

Hillington Park is one of Scotland's largest industrial and business parks providing over 2m sqft of commercial property for a diverse range of companies.

Hillington Park is situated just off the M8 at junction 26 and is next to BRAEHEAD SHOPPING CENTRE lying midway between Paisley and Glasgow Airport.

The Park also benefits from 2 train stations.

Currently the unit is an end terrace space fronting onto CARLYLE AVENUE at its junction with WATT ROAD.

The unit has just undergone a small refurbishment with a new separate rear warehouse/workshop area and yard created - the front section comprises a fully fitted modern office/showroom area with meeting room and board room area along with reception / new toilets + kitchen + staff area.
The mid section can now be accessed separately from a new roller shutter access door and is suitable for warehouse + workshop + distribution with own toilet and staff areas provided.

The rear unit will be accessed directly from LIVINGSTONE AVENUE via EARL HAIG ROAD or KELVIN AVENUE/HILLINGTON ROAD.

The subjects will sit directly behind some new showroom units occupied by DIRECT FLOORING; SALON SERVICES; CLAY + ROCK TILES whilst SHELL PFS; ARNOLD CLARK; HARVESTER; BURGER KING are also in the immediate vicinity.

Description

The subjects currently comprise an end terrace industrial/warehouse premises of steel portal frame construction.

The premises have been split into 3 separate areas and are available as a single unit or individually - details on request.

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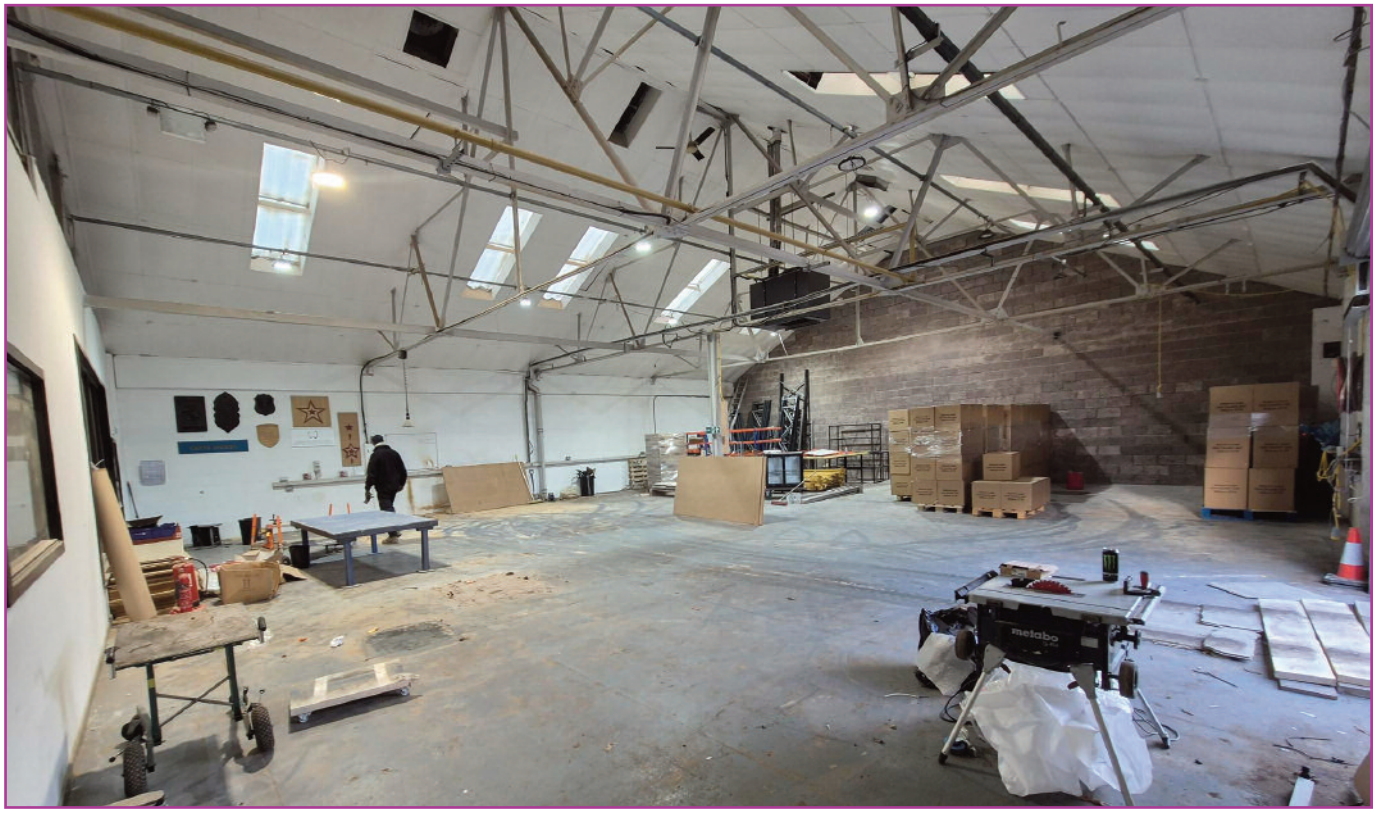

Accommodation

A new rear unit has been created which is around 15.5m wide and 16m deep. The roller shutter door will remain and is roughly 4.8m wide and 6m high. The rear unit will retain access to the rear secure yard area which will be accessed from Livingstone Avenue.

The mid section is roughly 15.5m wide and 17.4m deep. A new roller shutter door circa 3.3m wide and 2.8m high has been created and provides access from Watt Road. The mid and rear units have an eaves height of 3.8m and are suitable for warehouse/ workshop/distribution/storage uses.

The mid warehouse also has access to toilet + kitchen facilities for warehouse staff which are separate from the front office showroom accommodation.

The front unit is an upmarket office / showroom space which has Board / meeting /reception areas along with new staff / toilets / kitchen areas included.

LET ...NT OFFICE / SHOWROOM SPACE	198.4 sqm (2,135 sqft) approx
LET ...WAREHOUSE / WORKSHOP	269.7 sqm (2,903 sqft) approx
REAR WAREHOUSE / WORKSHOP	240 sqm (2,583 sqft) approx

Rent

Rear warehouse - £25,000 per annum

Entire warehouse + office/showroom - £65,000 per annum

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CLASSICS

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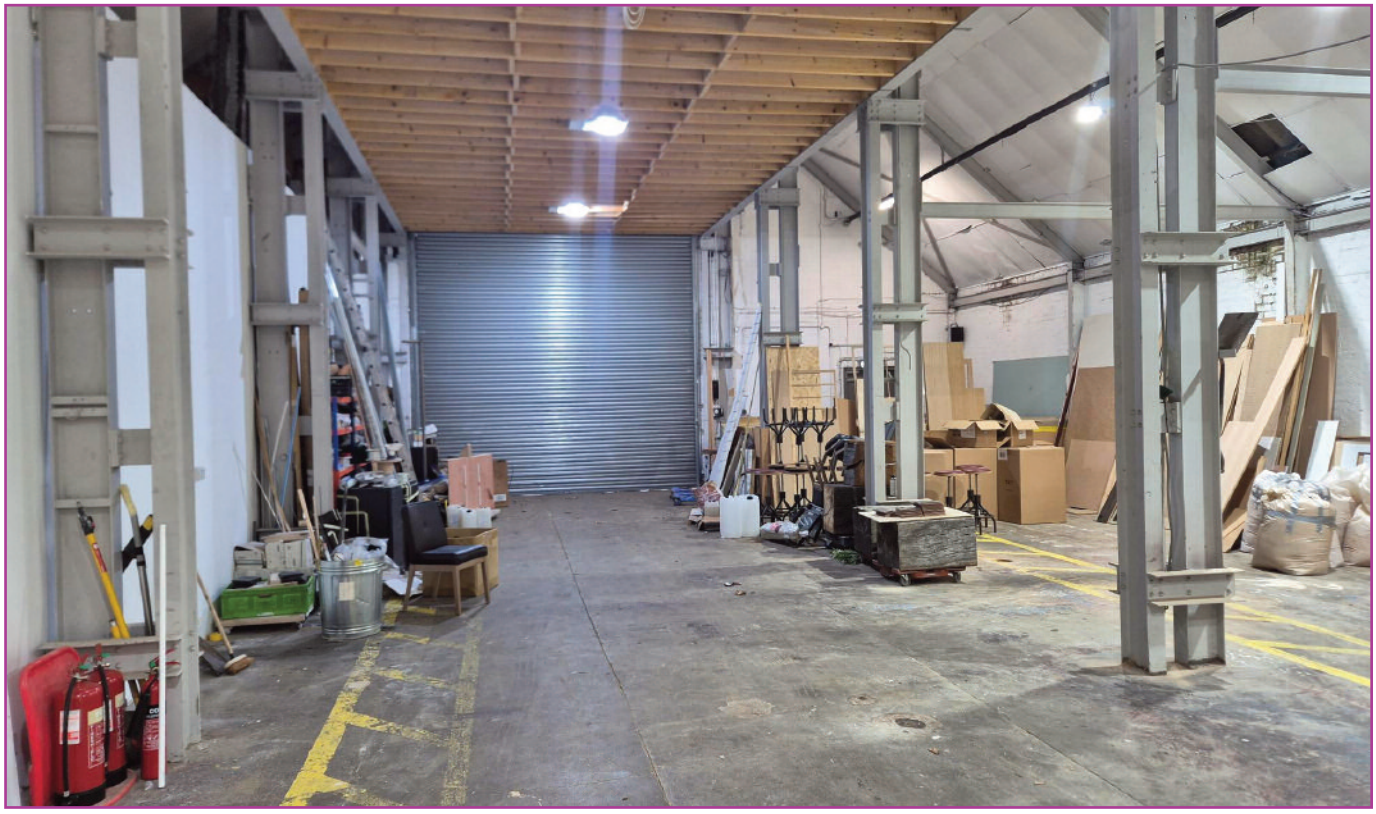

Lease
The subjects will be available on a new lease for a minimum period of 10 years - details on request.

Rateable Value
The subjects have a current rateable value of £33,000

There will need to be a re assessment of the space if the unit is let in smaller parts - details on request.

Legal Costs
Each party will pay their own legal expenses.

VAT
All prices, premiums and rents quoted are exclusive of VAT.

EPC
Available on request.

Entry
Available from early 2026.

ANTI MONEY LAUNDERING
In accordance with anti - money laundering regulations 2 forms of identification along with a home address and information to confirm the source of funding will be required from the successful buyer or new tenant.

Viewing & Further Information
Strictly by prior arrangement. Please contact the sole agent to arrange viewing the property.

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January 2026

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