

# TO LET

## RECENTLY REFURBISHED

**UNIT C3, 6 QUEENSBERRY AVENUE  
HILLINGTON PARK  
GLASGOW G52 4NL**

**MODERN END TERRACE WAREHOUSE  
WITH HIGH QUALITY OFFICES +  
MEZZANINE AREA**

**DALKIN + CO**



### Location

The subjects are located on the south side Queensberry Avenue just off its junction Queen Elizabeth Avenue in Hillington Park.

The property forms part of a modern parade in the south side of the Park close to Hillington West train station. Hillington Park is one of Scotland's largest industrial and business parks providing over 2M sq ft 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 Glasgow and Paisley.

Glasgow Airport is located less than 2 miles away whilst the Park also benefits from 2 train stations. Queensberry Avenue Estate is occupied by a mixture of local and national traders and directly opposite the entrance to the estate is the new **DUCATI** showroom.

### Description

The property comprises a modern purpose built end terrace unit of steel portal frame construction comprising a ground floor warehouse along with an office and toilet facilities. In addition, there are high quality offices available at ground and mezzanine level. There is an electronic roller shutter door providing access directly to the warehouse space. 6 dedicated car parking spaces are provided with the unit. 3 phase electrical supply and a modern CCTV system are installed.

THE PREMISES HAVE UNDERGONE A RECENT REFURBISHMENT - PART OF THE MEZZANINE WAS REMOVED TO ALLOW FOR FULL VEHICULAR ACCESS TO THE WAREHOUSE AREA.

THE OFFICES AND ANCILLARY SPACE PROVIDE HIGH END OFFICE AND SHOWROOM/BOARDROOM SPACE.

### Accommodation

|                              |                                       |
|------------------------------|---------------------------------------|
| Ground Floor Warehouse       | 1,700 sqft (158 sqm) approx.          |
| Ground Floor Office/Showroom | 1,250 sqft (116.1 sqm) approx.        |
| Mezzanine Office & Storage   | 457 sqft (42.4 sqm) approx.           |
| <b>TOTAL FLOOR AREA</b>      | <b>3,407 sqft (316.5 sqm) approx.</b> |

### Eaves Height

Front - 17'4 (5.3m) approx.  
Rear - 12'2 (3.7m) approx.

Roller shutter door to warehouse.

Width - 9'10 (3.0m) approx.  
Height - 11'10 (3.6m) approx.

### Rent

Offers in excess of £30,000 per annum are invited.

### Lease

The subjects will be offered on a new FRI lease for a minimum period of 10 years incorporating 5 yearly rent reviews.

### Rateable Value

We understand that the subjects have a current rateable value of £21,000.

### Legal Costs

Both parties will be responsible for their own legal costs.

### VAT

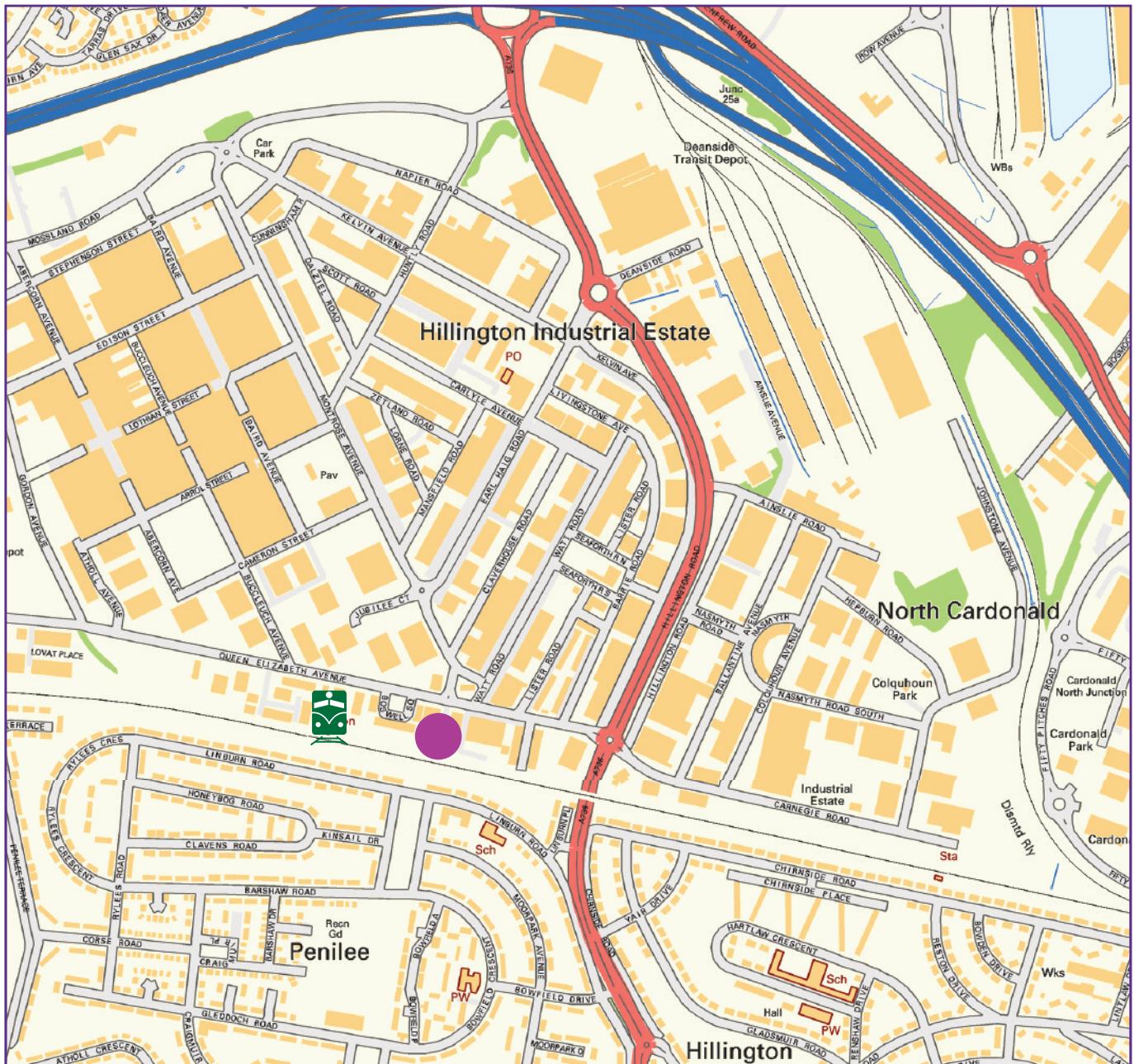
All prices, premiums and rents quoted are exclusive of VAT.

### EPC

Available on request.



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## ENTRY

Our client is relocating so entry will be 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:.

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