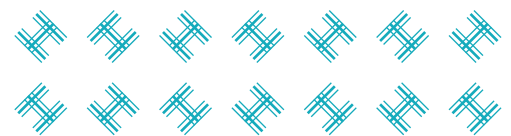




## INDUSTRIAL/STORAGE UNIT TO LET

11 - 13 Montrose Avenue  
G52 4LA

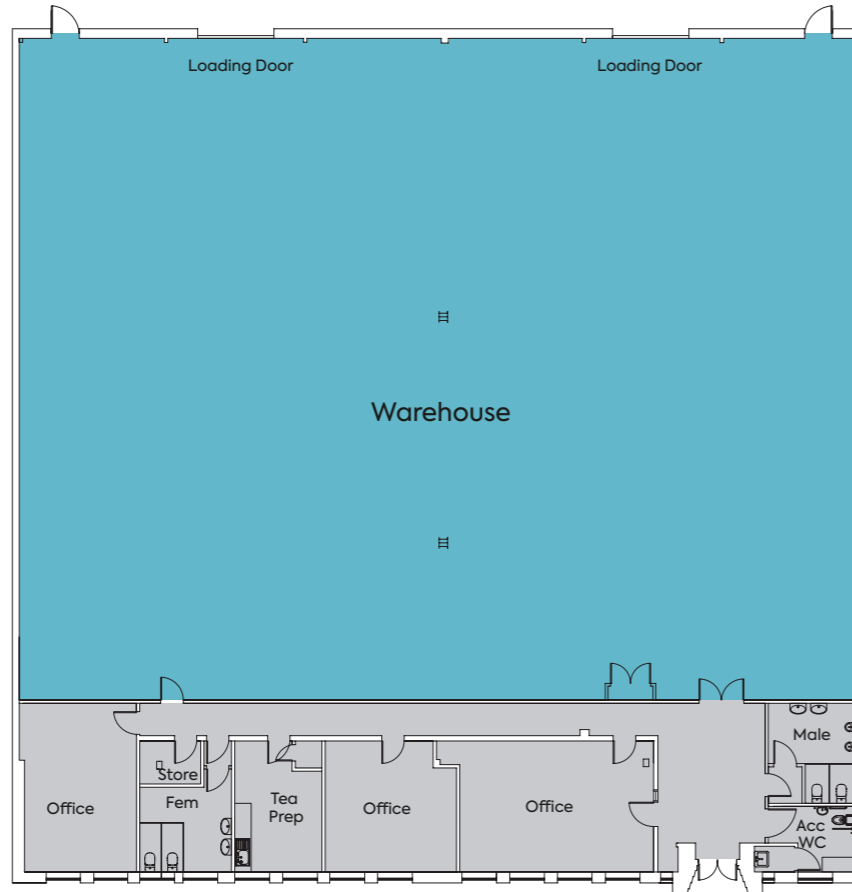
10,022 SQ FT



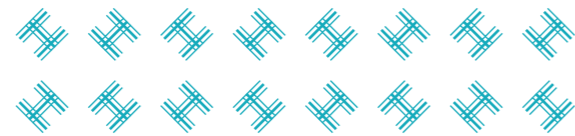


11 - 13 MONTROSE AVENUE

# 10,022 sq ft high quality industrial/ storage unit, with dedicated enclosed yard



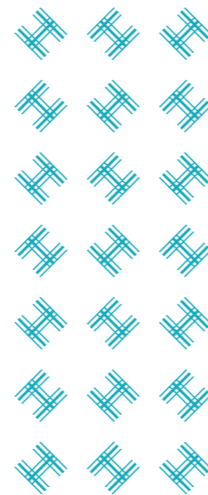
## Specification



11 - 13 Montrose Avenue is a mid terrace industrial unit with office accommodation, roller shutter service doors and shared parking to front.

- Flexible industrial/storage unit
- Double loading/access doors
- Shared parking to front

- 3 phase electricity supply
- Office accommodation to front
- Dedicated enclosed yard



HILLINGTON PARK

## At a glance

<b>7</b> miles drive to Glasgow City Centre by car	<b>10</b> mins to Glasgow City Centre by train	<b>15</b> mins between buses at peak times on main routes	<b>15</b> mins walk to Hillington West train station	<b>2</b> National Cycle routes accessible from the Park
<b>3</b> miles drive to Glasgow International Airport	<b>10</b> eat-in/take-out food options plus essential services on the Park	<b>500+</b> businesses established on the Park employing over 8,000 people	<b>2</b> fitness centres on the Park	<b>1</b> mile to Intu Braehead with 100+ shops and 20+ restaurants





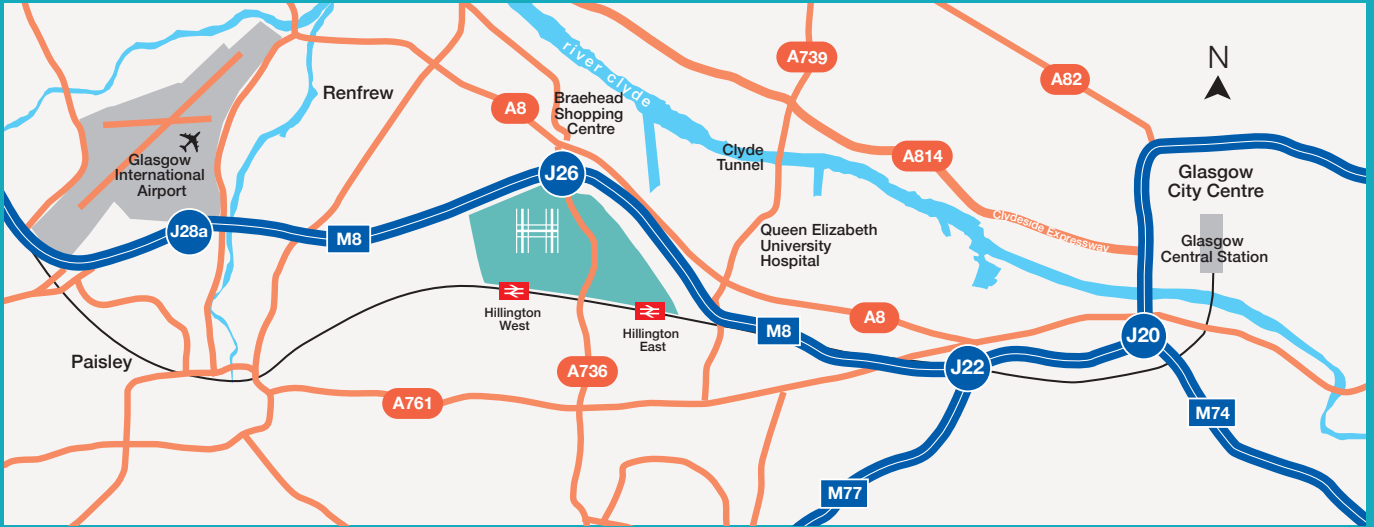


# HILLINGTON PARK

Contact the Estate Team on:

## 0141 883 5760

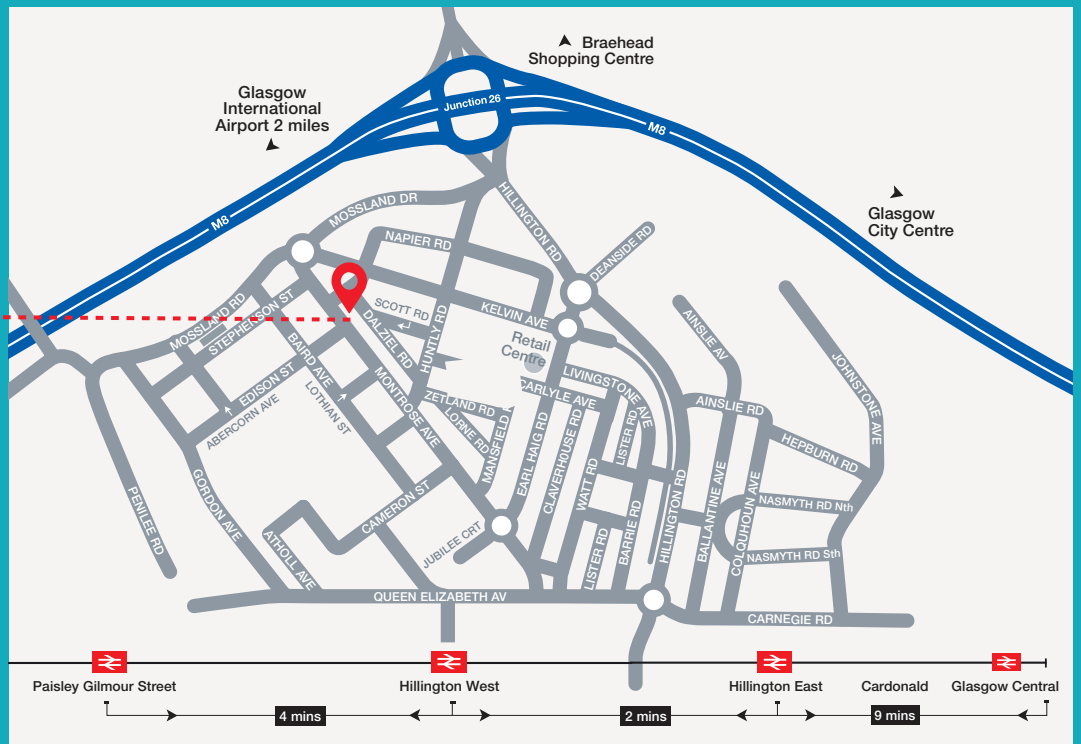
enquiries@hillingtonpark.com  
www.hillingtonpark.com



Hillington Park is Scotland's largest business park and home to over 500 organisations, employing over 8,000 people. The park is built on the heritage of manufacturing and engineering and has been at the heart of Scottish business and industry since 1938.



11 -13 Montrose Avenue  
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