

HILLINGTON PARK



MODERN INDUSTRIAL AND
TRADE COUNTER UNITS
TO LET

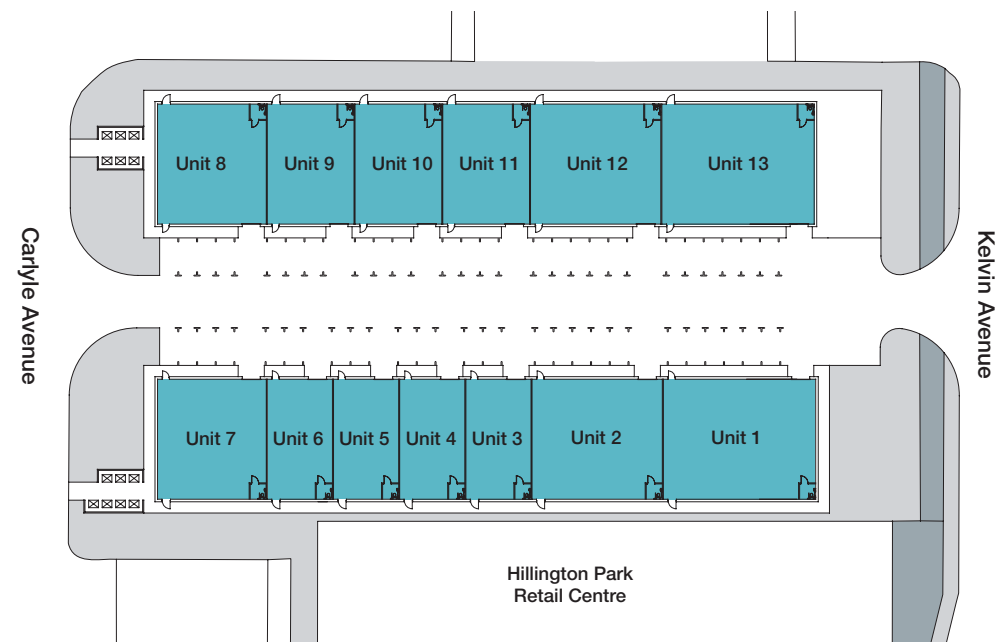
Kelvin Gate
Kelvin Avenue
G52 4GA

1,513 – 4,208 SQ FT



KELVIN GATE

1,513 – 4,208 sq ft modern industrial units.



Accommodation

	sq ft	sq m		sq ft	sq m
Unit 1	4,208	390.9	Unit 8	2,547	236.6
Unit 2	2,368	220.1	Unit 9	2,017	187.4
Unit 3	1,522	141.4	Unit 10	2,015	187.2
Unit 4	1,513	140.6	Unit 11	2,013	187.0
Unit 5	1,517	140.9	Unit 12	3,512	326.2
Unit 6	1,518	141.1	Unit 13	3,045	382.8
Unit 7	2,542	236.2			

Terms
The accommodation is available on new Full Repairing and Insuring (FRI) lease terms. All charges are subject to VAT.

Specification

Kelvin Gate consists of two terraces of modern industrial units with allocated parking facing onto a large concrete shared yard. The development is situated in a prime central location within the Estate next door to the Hillington Park Retail Centre.

Structural steel portal frame with 4.5m clear internal height	Minimum 2.45m height blockwork internal walls
Fully insulated profiled metal sheeting to external walls and roof	DDA compliant toilet
3m x 2.485m roller shutter doors	Internal office accommodation (various specification)
Floor loading capacity of 15kN/m²	Allocated parking spaces
Suspended warehouse lighting	EPC rating: C

HILLINGTON PARK

At a glance

7

miles drive to Glasgow City Centre by car

10

mins to Glasgow City Centre by train

15

mins between buses at peak times on main routes

15

mins walk to Hillington West train station

2

National Cycle routes accessible from the Park

3

miles drive to Glasgow International Airport

10

eat-in/take-out food options plus essential services on the Park

500+

businesses established on the Park employing over 8,000 people

2

fitness centres on the Park

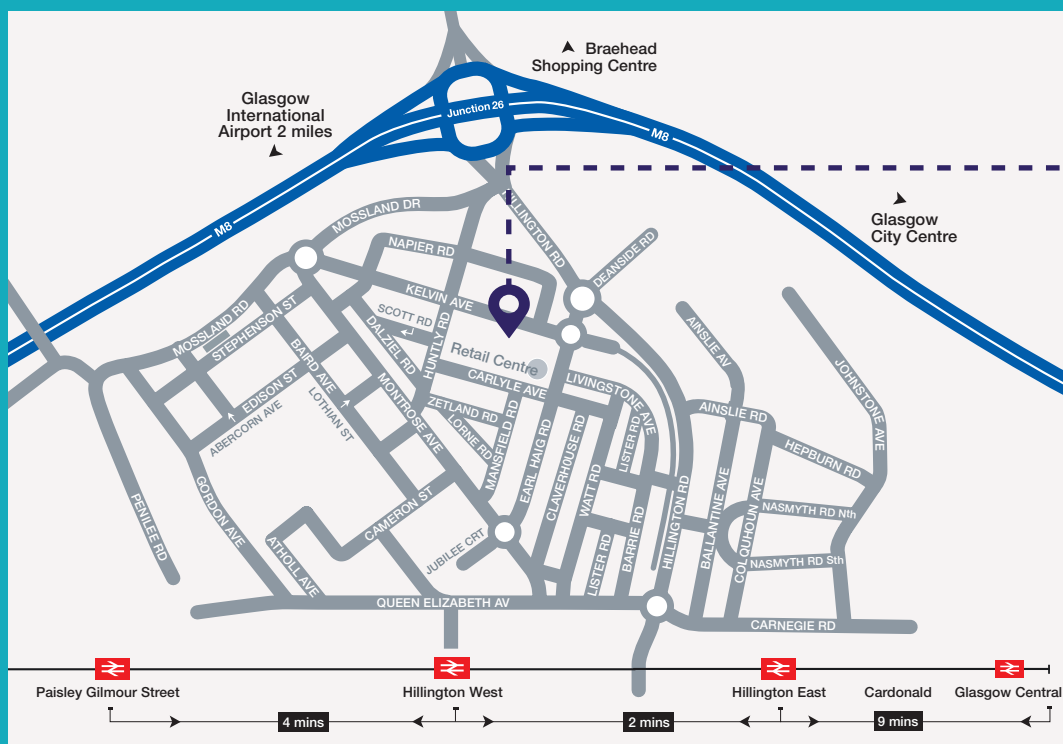
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mile to Intu Braehead with 100+ shops and 20+ restaurants





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.



Kelvin Gate
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