

DM HALL

To Let
Office

76 Queen Elizabeth
Avenue, Hillington,
Glasgow,
G52 4NQ



194.28 sq m
(2,091 sq ft)

Property Details

- Prominent office premises.
- Situated within popular Hillington Industrial Estate.
- Excellent transport links available.
- Dedicated car parking spaces.
- Offers over £12,000 per annum invited.

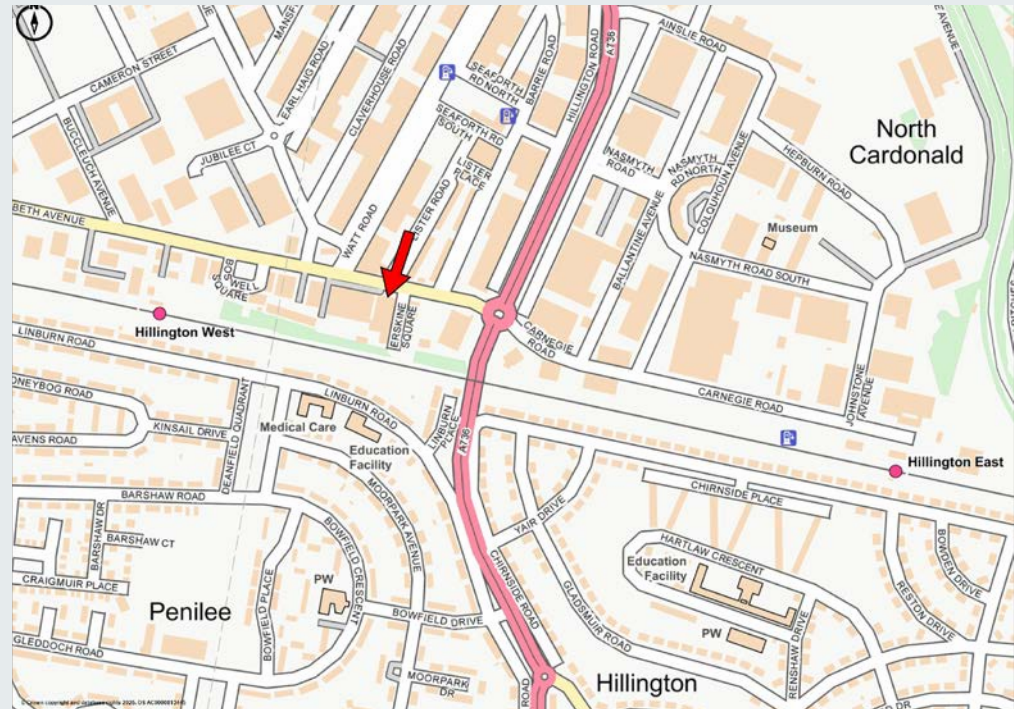
LOCATION

The subjects are located on the east side of Queen Elizabeth Avenue within Hillington Industrial Estate, one of Scotland's largest and most established industrial estate. Glasgow city centre lies approximately 6 miles to the east.

The premises is within close proximity to Junction 26 of the M8 motorway and is well served by public transport with regular bus services along Hillington Road and Hillington East and West train stations within a short walk. Glasgow International Airport is within 2 minutes' drive via the M8 Motorway.

The immediate surrounding area is mixed in nature with predominantly industrial and retail occupiers. Neighbouring commercial occupiers include Kilts4U, Nobilia, The Bathroom Company and Mary's Kitchen.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

the subjects comprise first floor office premises within a 2-storey industrial premises.

Internally, the subjects are arranged to provide a front office/reception area with 6 private offices, kitchen and toilet facilities to the rear.

Access is afforded via a staircase from the ground floor main entrance. An additional fire exit is located to the rear of the premises.

The subjects benefit from dedicated car parking for up to 6 cars.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Net Internal Basis and is as follows: 194.28 sq.m. (2,091 sq.ft.)

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

To be confirmed following reassessment.

LEASE TERMS

Offers over £12,000 per annum invited.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.



Property Details

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

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