

For Sale

Industrial unit with
two storey office
accommodation

13 Colquhoun Ave
Hillington Park
Glasgow G52 4BN

Offers over £850,000
820.68 sq m
(8,834 sq ft)



Prime industrial /
trade location



Easy access to
M8 at junction 26



Fully refurbished



Excellent office
accommodation



Quality welfare
facilities



[View location](#)

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Description

The property has been divided into two industrial units, easily convertible back into one. The main unit, located on the west side of Colquhoun Avenue, offers convenient access from Carnegie Road and Ainslie Road. This mid-terrace unit includes fully refurbished two-storey office accommodation and facilities, featuring a new insulated roof, cladding, modern office design, toilets, shower room, kitchen, and double-glazed windows.

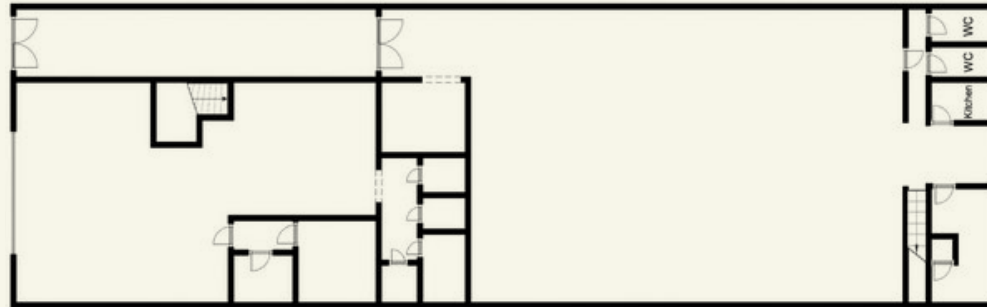
The rear unit, accessed from Ballantine Avenue, also underwent refurbishment and was previously a gym, with an open training area, treatment and changing rooms, showers, and additional mezzanine storage not included in the listed area.

Both units benefit from gas hot air blowers along with gas central heating for offices. There are monitored intruder alarm and fire detection systems. On-street parking is available at the front and rear. Both units have a three-phase electricity supply.

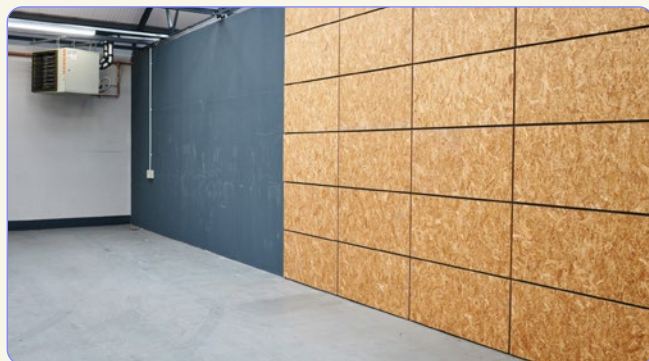
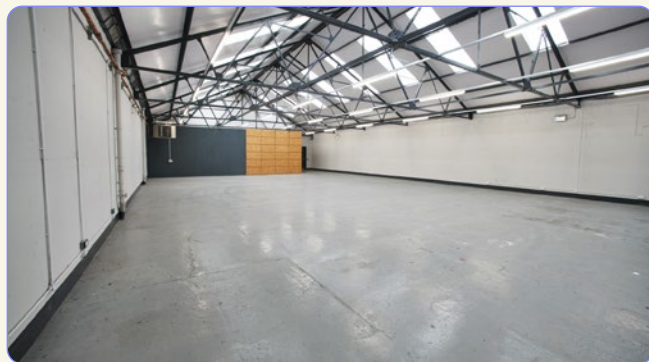
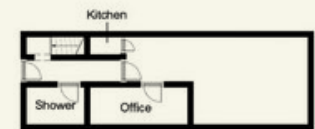


Accommodation

Description	sq ft
Rear Warehouse (excluding mezzanine)	2,475
Main Warehouse	4,865
First Floor Office	747
Ground Floor Office	747
Total	8,834



First Floor

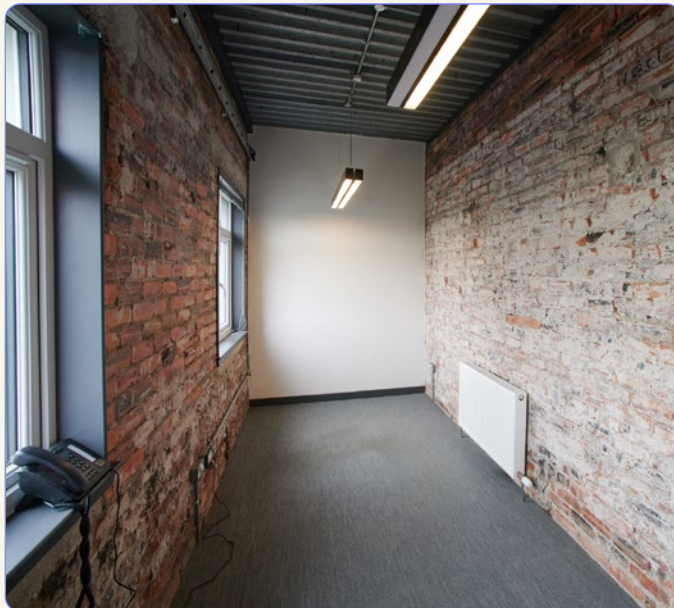




Offers over: £850,000.

Rateable Value: The rateable value for the main section is £27,000 and the part occupied by the tenant is £12,300.

Legal Costs: Each party to bear their own legal fees in respect of any transaction. The ingoing tenant shall be responsible for all costs associated Land and Building Transaction Tax and VAT thereon.

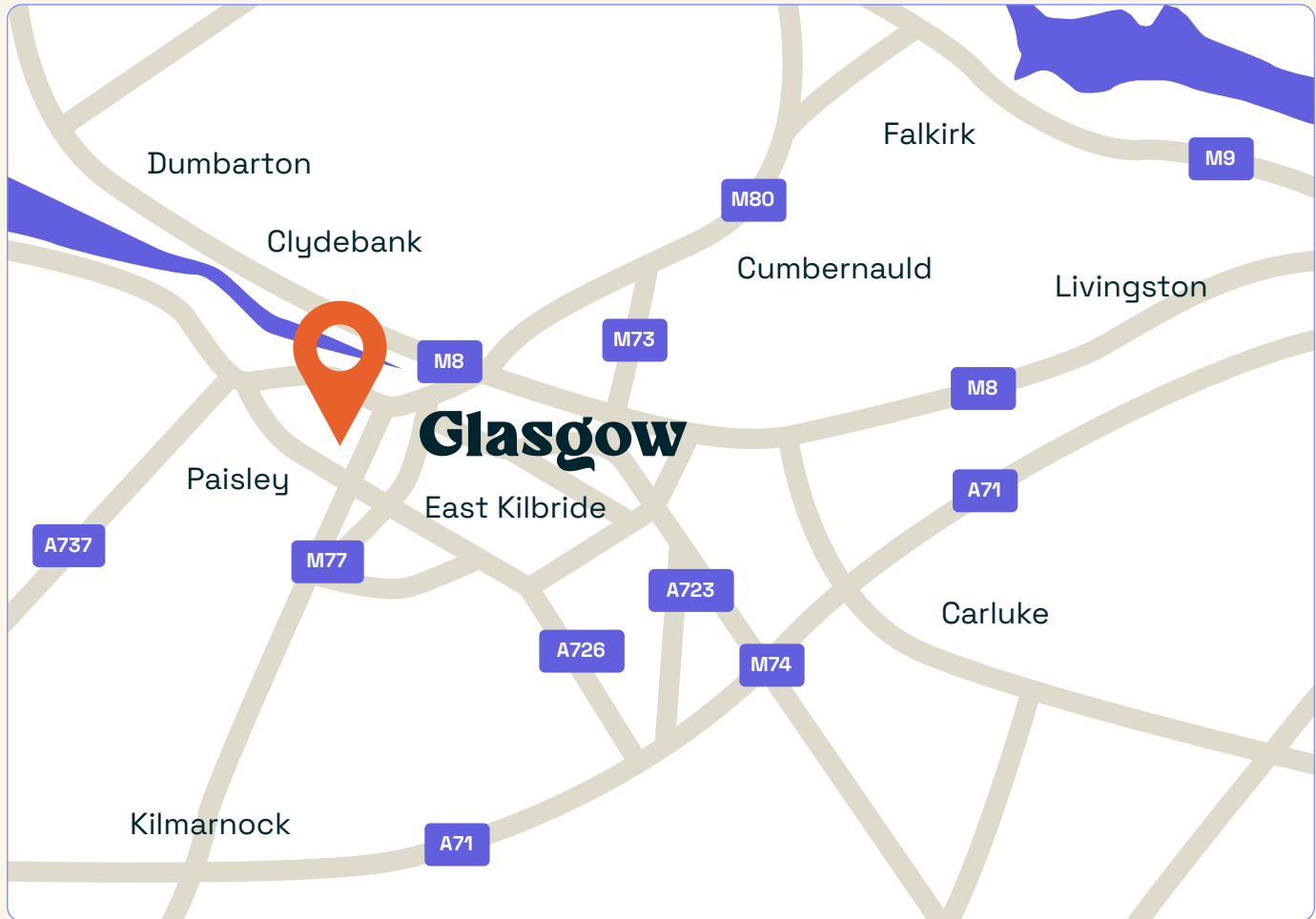


Hillington Park is Glasgow’s premier business park. It benefits from direct access to the M8 motorway (Junction 26) and is well served by the M74 and M77 motorways. Hillington East and West train stations and, a regular bus service, provide direct links to Glasgow City Centre, Paisley and Glasgow International Airport.

The estate is recognised as a popular trade counter/motor trade location whilst Storage & Distribution and manufacturers complete a diverse range of local and National occupiers.

[View on Google Maps](#)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. March 2025.



City Centre
7 miles

Paisley
2 miles

Glasgow Airport
2.5 miles

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