

**TO LET / MAY SELL**

**INDUSTRIAL PREMISES (TO BE FULLY REFURBISHED)**

Available from 1,896 – 7,585 sq ft



**41 Carlyle Avenue  
Hillington Industrial Estate  
Glasgow  
G52 4XX**

- mid-terraced industrial unit located within the popular and well-established Hillington Industrial Estate
- property can be sub-divided to create smaller units available from 1,896 sq ft
- to be fully refurbished to a high spec
- convenient M8 motorway access via junction 26
- excellent accessibility to public transport links and nearby amenities

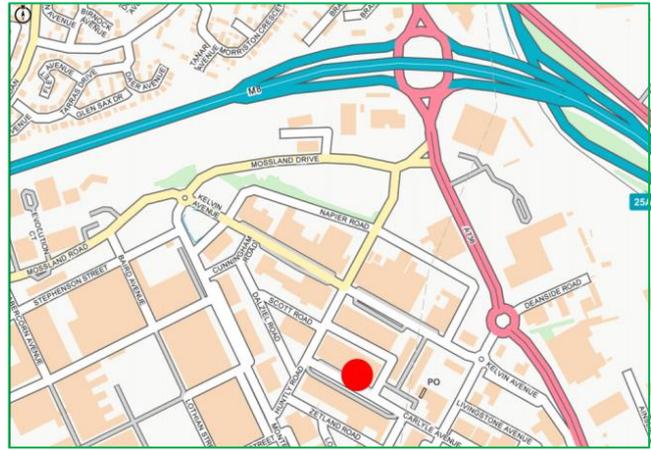
# 41 CARLYLE AVENUE HILLINGTON IND EST.



## GERALDEVE



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### Location

The subjects are located on Carlyle Avenue within the well established and popular Hillington Industrial Estate approximately 5 miles south-west of Glasgow city centre.

Convenient M8 motorway access is provided via Hillington Road that leads to Junction 26 connecting with the city centre travelling east along with the M74 motorway. Nearby public transport links are also provided with Hillington West and East Railway Stations located a 15 minute walk south of the subjects. Regular bus services operate on Hillington Road whilst Glasgow International Airport is 5 miles to the west.

A retail parade is conveniently located within a 2 minute walk north of the subjects.

### Description

The subjects comprise a mid-terraced industrial unit to be fully refurbished to an excellent standard benefiting from;

- 3 phase electricity
- gas supply
- new electrically operated vehicle access doors
- new personnel doors
- painted concrete floors
- LED lighting
- new double glazed window units
- male and female toilets
- 24 hour CCTV
- secure yard to rear

### Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal floor area of;

**7,585 sq ft (704.72 sq m)**

Please note that the subjects can be subdivided with accommodation available from **1,896 sq ft (176.14 sq m)**.

### Asking Terms

The subjects are available on FRI terms, in part or in whole, the rental information is available upon request.

Our may client may also consider disposing of their heritable interest as a single unit or individually if split.

### EPC – G

### Rateable Value

We understand the property is entered in the current Valuation Roll with a Rateable Value of £36,000.

Please note that the subjects will require to be re-assessed if subdivided.

### Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP;

Gregor Brown  
Tel. 0141 227 2375  
gbrown@geraldve.com



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