# 4 New Industrial/Warehouse Buildings

## 17,728 - 23,950 sq ft

Hillington Park
Est. 1938

EVOLUTION
200
SERIES

UNIT 202
NOW LET TO
OSL RAIL

MOSSLAND ROAD, HILLINGTON PARK, G52 4XZ

www.hillingtonpark.com/evolution200series

**Hillington Park** is one of Scotland's largest and most established Business Park's providing over 2.24M sq ft of commercial property from established stock market listed companies to start-ups and from high tech to light industrial.

The Park is a well maintained environment with two trains stations, two minutes from the M8 motorway and a short distance from Glasgow International Airport.

The Park benefits from:

- Great transport links: Convenient and accessible for staff and visitors
- Park Management Team: Responsive and proactive to occupiers needs
- Amenities: A range of food outlets and leisure facilities to help with work/life balance
- CCTV and on site security team: Patrolling the Park 24 hours.

## Evolution 200 Series

offers four highly specified industrial/warehouse units ranging from 17,728 - 23,950 sq ft.

| Building | Warehouse sq ft | sq m |
|---|---|---|
| Unit 201 | 20,268 | 1,882 |
| Unit 202 | NOW LET | |
| Unit 203 | 23,530 | 2,186 |
| Unit 204* | 23,950 | 2,225 |

*includes office (1,850 sq ft/171 sq m)

### Specification

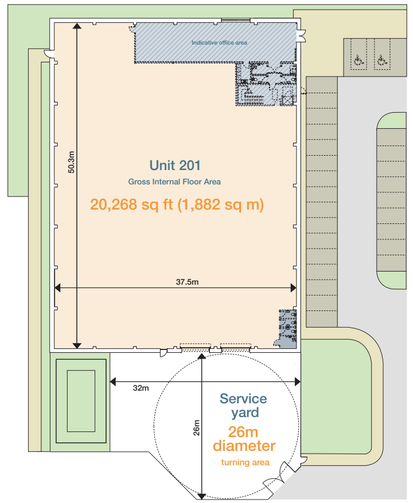
Warehouse

- Steel portal frame construction
- Floor slab loading of 30kN/sq m
- 6.3m clear internal height (8.4m max height)
- Column-free internal layout
- Composite Kingspan cladding to walls and roof
- 10% roof lights
- Feature flat panel cladding to main entrance
- Two 5.5m x 4.3m insulated vehicle access doors
- 250KVA dedicated electrical supply to each unit
- Blockwork dado wall in warehouse to height of 1.35m
- 4 individual WC's including one accessible
- EPC rating of B

Create your future at Hillington Park

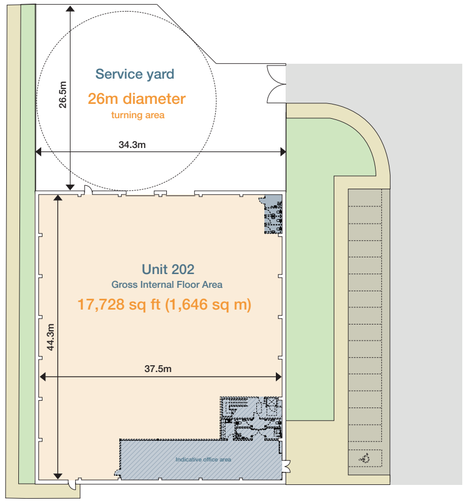
## Unit 201

| GIA | | Car parking |
|---|---|---|
| sq ft | sq m | spaces |
| 20,268 | 1,882 | 27 |



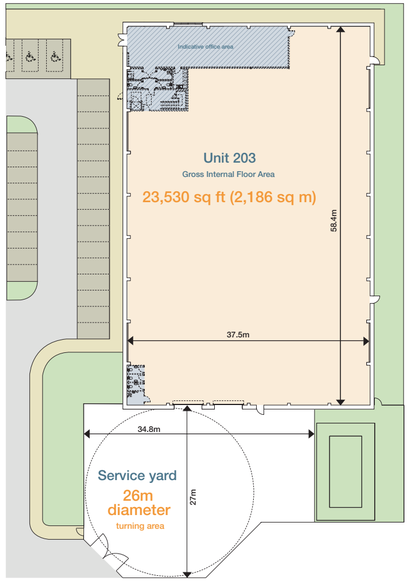
## Unit 202

| GIA | | Car parking |
|---|---|---|
| sq ft | sq m | spaces |
| 17,728 | 1,646 | 16 |



## Unit 203

| GIA | | Car parking |
|---|---|---|
| sq ft | sq m | spaces |
| 23,530 | 2,186 | 28 |

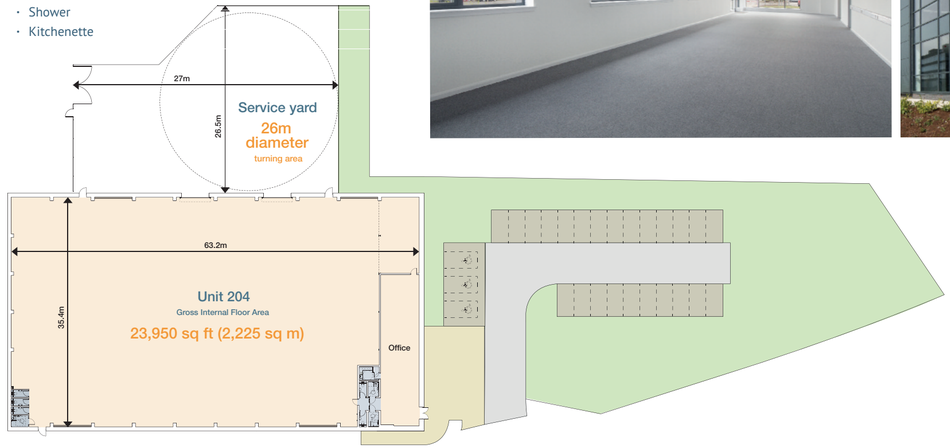


## Unit 204

| GIA | | Office | | Car parking |
|---|---|---|---|---|
| sq ft | sq m | sq ft | sq m | spaces |
| 23,950 | 2,225 | 1,850 | 171 | 27 |

### Office specification

- Suspended ceiling with recessed light fittings
- 3 compartment trunking for power and data/telecoms
- Carpet tiled finish
- Air conditioning units
- Dedicated toilets
- Shower
- Kitchenette




Create your future at Hillington Park

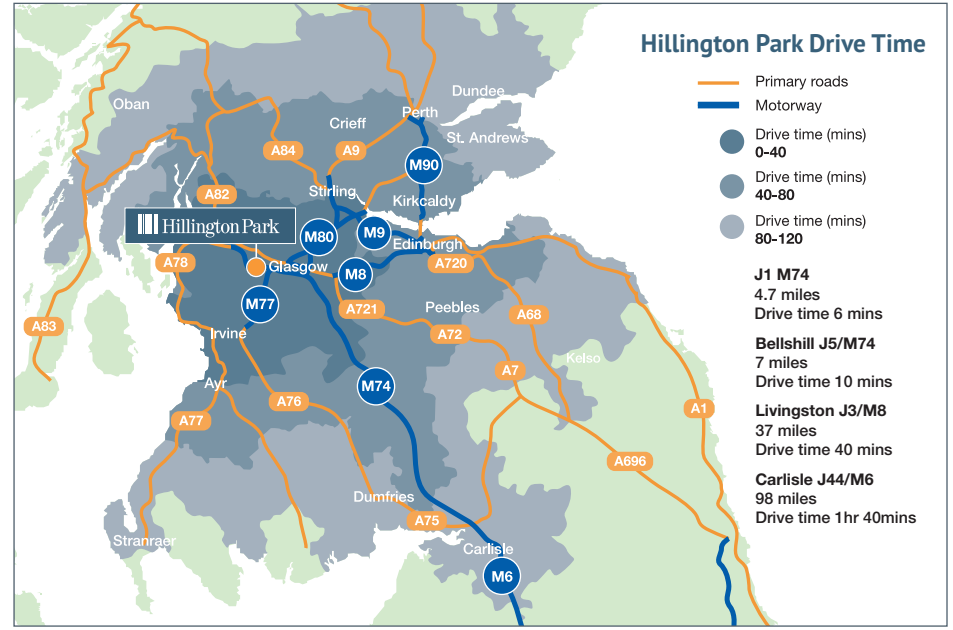
## Location

Hillington Park is located between Glasgow City Centre to the East and to the towns of Paisley and Renfrew to the West.

The location is well served by the M8, M74 and M77 motorway networks and interconnecting arterial routes.

Evolution 200 Series is in a prominent location along the M8 motorway where 100,000 vehicles pass on a daily basis and is accessible via Mossland Road. Only a short drive from Junction 26/M8 (1 mile/2 mins), Glasgow City Centre (6 miles/8 mins) and Glasgow International Airport (3 miles/4 mins). Evolution 200 Series is ideally located to access the central belt and west of Scotland transport networks.

SAT NAV G52 4XZ

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