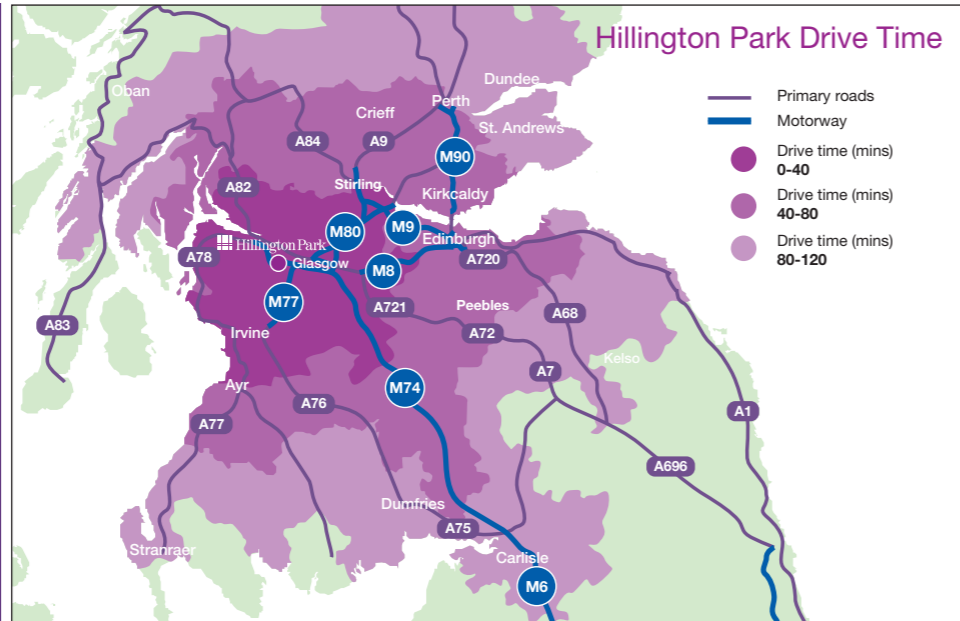


Hillington Park is at Junction 26 of the M8 motorway between Glasgow City to the east and the towns of Paisley and Renfrew to the west.

The location is well served by the M8, M74 and M77 motorway networks and interconnecting arterial routes. The A736 runs through the centre of the park and connects the A8 north and A761 south.

For Satellite Navigation use postcode: G52 4LA



Designed and produced by www.pod-creative.com

Fully refurbished unit with 2 storey offices and secure yard
TO LET



73 Montrose Avenue
Block 47, Unit 136, G52 4LA

4,990 sq ft (464 sq m)



For further information contact the Management Team at:

The Innovation Centre

1 Ainslie Road
Hillington Park
Glasgow
G52 4RU

0141 883 5760

enquiries@hillingtonpark.com

www.hillingtonpark.com



Marketing Agents



0141 226 1000

www.colliers.com/uk/industrial



Together, we are  Hillington Park

Hillington Park is Scotland's largest and most established Business Park providing over 2M sq ft of commercial property for a diverse range of businesses, from established stock market listed companies to start-ups, and from high-tech to light industrial. The Park is a safe, well maintained environment with two train stations, two miles from Glasgow International Airport and a fourway interchange onto the M8 motorway. Companies are able to stay and grow at the Park because of the range of property options and Hillington Park's flexible approach.

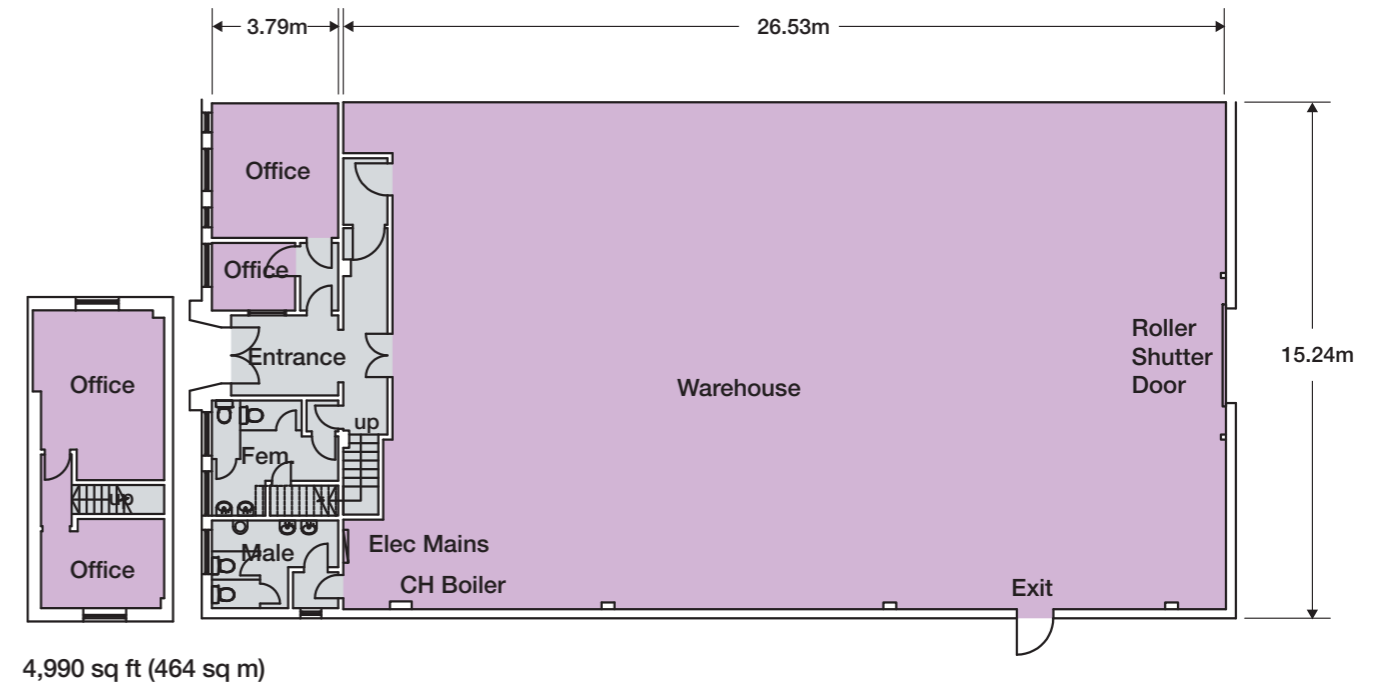
Benefit from

- Great transport links** - convenient and accessible for staff and visitors
- Full range of property options** - flexibility to meet a company's needs now and in the future
- Park Management Team** - to respond to customers' needs and deliver value-adding initiatives
- Amenities** - to help with work/life balance and to motivate staff
- Sustainability** - to support companies to achieve green credentials.

Park Amenities

- Post Office
- Nursery
- Gym
- Laundry service
- Harvester pub/restaurant
- Bocadillo coffee shop
- Greggs
- Subway
- Burger King
- Two petrol stations
- CCTV and on-site security

73 Montrose Avenue is situated on the west side of Hillington Park, close to Hillington West Railway Station.



73 Montrose Avenue is a fully refurbished unit with two storey offices, vehicle door and secure yard.

Specification:

- Flexible warehouse/production space
- 3 phase power
- Secure yard
- Park CCTV security
- Excellent access to M8, Glasgow city centre and airport
- Hillington West station within 5 minutes walk
- Clear head height: 3.7m

Accommodation

Floor	sq ft	sq m
Warehouse	4,359	405.0
Office	631	58.6
Total	4,990	463.6

Terms

The suite is available on a flexible basis on a new full repairing and insuring (FRI) lease terms. All charges are subject to VAT.

