

# 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 £15,000 per annum invited.

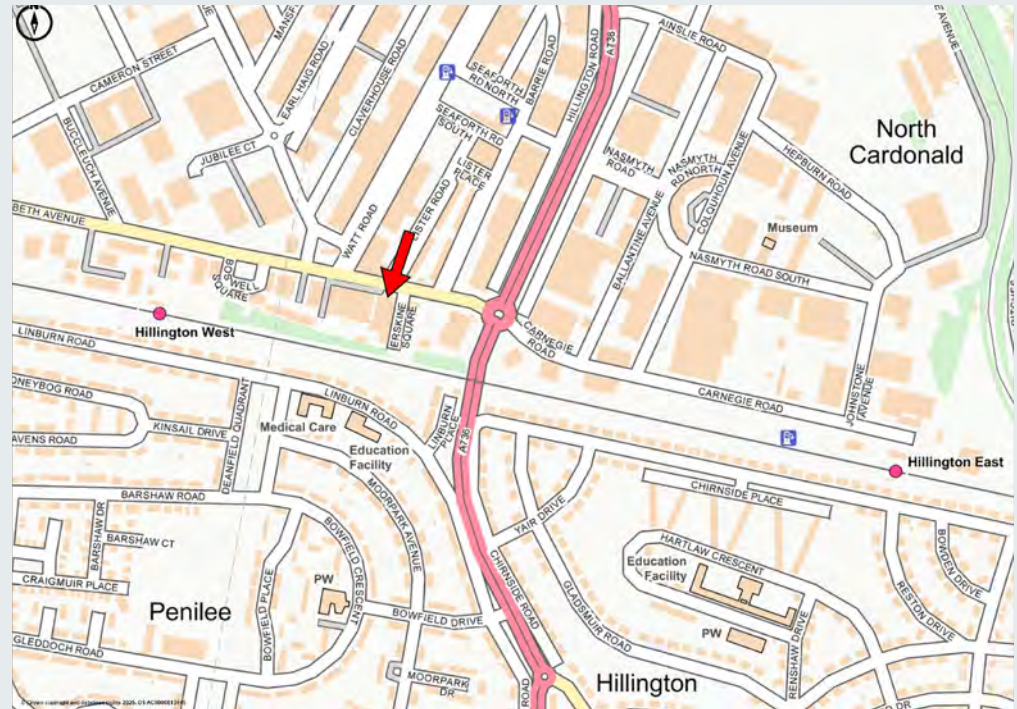
## LOCATION

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.

## SALE TERMS

Offers over £15,000 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

Jonathan McManus

Jonathan.McManus@dmhall.co.uk

07771 606582

Leah Sellers

Leah.Sellers@dmhall.co.uk

07879 626448

**DM Hall**  
**Commercial Department**  
28 Bothwell Street  
Glasgow, G2 6NU  
0141 332 8615

**DM HALL**



Regulated by  
**RICS**

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give 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 intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.