

TO LET / FOR SALE



500 HILLINGTON ROAD, GLASGOW, G52 4XA



Watch the video





- **To Let/For Sale**
- Modern **75,000 sq ft** car showroom on 6.5 acres or thereby.
- Extremely **prominent and strategic location** at the Hillington Interchange just off Junction 26 of M8 motorway.
- Circa **2.9m people** within a 60 minute drive time catchment.
(Source:StorePointGeo)
- Nearby occupiers include **Audi, Ferrari, Arnold Clark, Costa Coffee, Starbucks, Jaguar, Volvo, Harley Davidson and BMW.**
- Part of a Regional Centre with major retail and leisure schemes in close proximity hosting occupiers such as **IKEA, Dobbies Garden Centre, M&S, Primark and Porcelenosa.**
- Over 96,000 daily road traffic movements past the site (www.roadtraffic.dft.gov.uk).
- Suitable for a wide range of uses, subject to planning.

**Modern
75,000 sq ft
car showroom
on 6.5 acres**

SITS ON CIRCA 6.5 ACRES



The subject comprises a **75,000 sq ft** car showroom with ancillary offices and warehouse/workshop areas originally constructed in 2003/2004 but upgraded by Peter Vardy in 2013/2014.

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The site forms part of a wider regional centre and is immediately adjacent to Braehead Strategic Council Centre. This includes:

- 650,000 sq ft Braehead Shopping Centre anchored by Marks & Spencer and Primark.
- 104,000 sq ft Braehead Retail Park including tenants such as NEXT Home, Currys and Sports Direct.
- Xsite Braehead which is Scotland's premier leisure scheme with over 460,000 sq ft of prime activity space.



- 300,000 sq ft IKEA
- 205,000 sq ft Howdens
- 100,000 sq ft Sainsbury
- 80,000 sq ft Dobbies Garden Centre
- 80,000 sq ft Porcelenosa
- 40,000 sq ft Decathlon
- 35 acre Diageo facility
- Titanium Business Park



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The subject property is strategically well located directly off Junction 26 of the M8 motorway.

It is a highly visible & accessible location with over 2.9m people within a 60 minute drive time. (Source: StorePointGeo).

Nearby occupiers include

Audi, Ferrari, Arnold Clark, Volvo, Jaguar, Harley Davidson, BMW, Costa, Starbucks, IKEA along with the traders at Braehead Shopping Centre.



5 MINUTES DRIVE
TO AIRPORT ✈️



The subjects are located on the south eastern side of the Hillington Interchange Roundabout at Junction 26 of the M8 motorway.



Glasgow city centre is 7 miles east, with Glasgow Airport only a 5 minute drive west of the property.



One of Scotland's busiest junctions with over 96,000 vehicle movements per day (www.roadtraffic.dft.gov.uk).



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CITY CENTRE ONLY 7 MILES EAST 



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There is a particular focus on industrial & manufacturing businesses with a range of eat-in/drive thru operators, retail operators as well as a strong car showroom presence.



Public transport links are via regular bus services, as well as Hillington East & West train stations.



Continued population growth with further residential sites currently under construction to provide over 365 additional new homes in the immediate vicinity.



THE LEGAL DETAILS

Lease Terms

Our client is seeking to let the property, although consideration may be given to an outright disposal. Details are available on request from the sole agents, EYCO.

Business Rates

The property has a rateable value of £1m.

Energy Performance Certificate

A copy of the EPC is available on request.

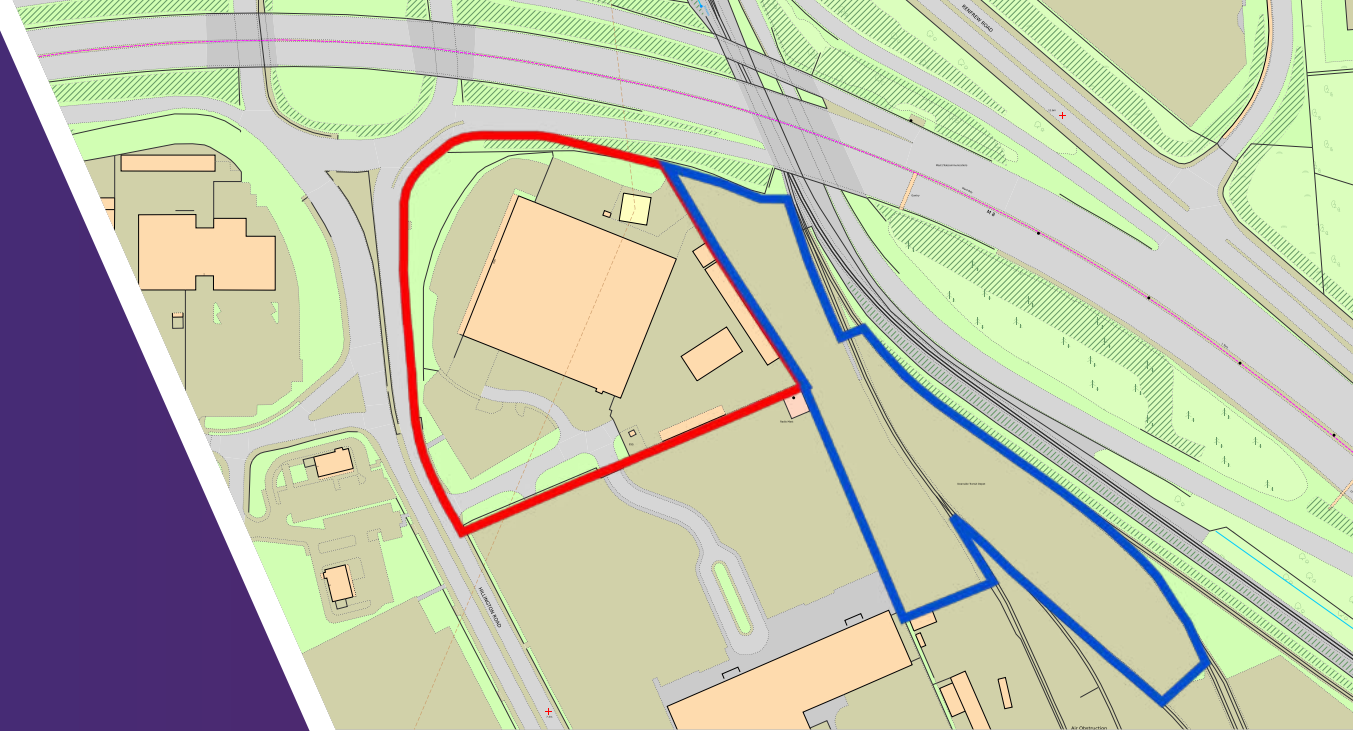
VAT

For the avoidance of doubt any prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant would be responsible for any LBTT, Registration Dues and VAT thereon.

EYCO LLP for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of EYCO LLP has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. DK/AG - Date of publication: August 2023. Design by Ninetwo.



The red line boundary identifies the site under the ownership of our client. The blue boundary illustrates additional land currently being leased from the adjacent landlord.

Viewing and Further Information

Strictly by prior appointment with the sole letting/selling agents EYCO.



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