

For Sale

Prime Industrial/ Development Opportunity

BUILDING OF 113,637 SQ. FT. ON 6.02 ACRES



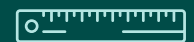
Prime business
park location



Rare development
opportunity



Superb
accessibility



113,637 sq ft
on 6.02 acres

An extremely rare opportunity to acquire a substantial industrial/distribution facility on a substantial site, with great potential for redevelopment, located within Glasgow and Scotland's premier business park – Hillington Park.

55 Carnegie Road, Hillington, G52 4JZ

 **GRAHAM
SIBBALD**

Scotland's Largest Business Park

The subjects are located within Hillington Park which is Scotland's premier business location, home to over 500 national and local businesses and in excess of 8,000 employees. Hillington is an unrivalled location for businesses.

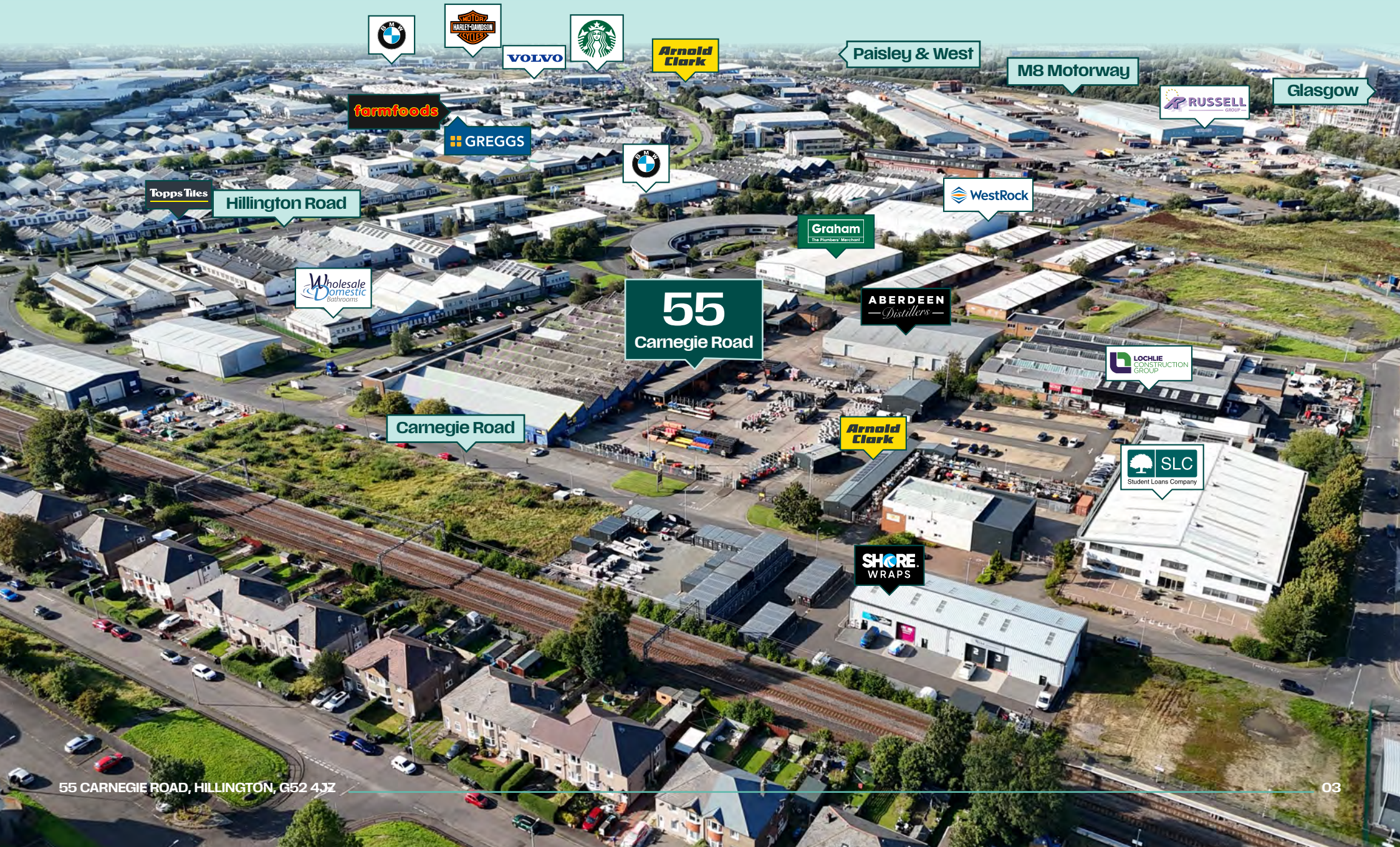
Located 7 miles west of Glasgow city centre, Hillington benefits from superb motorway access at J26 of the M8 motorway providing access to Glasgow and the wider motorway network. The park boasts not one but two railway stations which offer frequent services (including every 30 minutes to Glasgow). Glasgow Airport is located 3 miles from Hillington.

Ample amenities are offered within the park, including an on site nursery, gym and a wide selection of retailers such as Starbucks, Bayne's, Greggs, Burger King, Subway, Farmfoods and Shell PFS.

55 Carnegie Road is located to the south of Hillington Park, adjacent to Hillington East Train Station. Occupiers in the immediate surrounding area include Arnold Clark, Graham Plumber's Merchant and Sweeney Kincaid.



Prime Business Park Location



55
Carnegie Road

Substantial industrial warehouse building on 6 acre site.



The property comprises a generous secure compound with substantial tarmac/concrete yard and parking. The building comprises a substantial industrial warehouse and adjoining office block to the rear.

Warehouse & Offices

A traditional warehouse building of steel truss frame design with brick/block work walls and clad in profile metal sheeting at higher level. Lower-level walls are of brick and block work construction over a concrete floor. The property is housed under a northlight (sawtooth) roof. Vehicle access is via roller-shutter loading doors and dock leveller which are located to the east elevation. There is also a large external canopy.

To the western elevation is a substantial double storey office block of brick construction with a flat roof. This section of the property is not currently in use.

There is a trade counter, offices and large warehouse (eaves - 3.65m to underside of frame) section to the south of the property in addition to workshop and further offices. The northern most section of the building comprises warehouse, offices and another trade counter.

Yard & Parking

The primary yard area is to the east of the warehouse building and has a mixture of concrete and tarmac surface. Palisade fencing currently divides the north and south sections of the site. An area of customer parking is located within the yard area.

There are additional car parking areas to the south, west and north perimeter of the warehouse building. A small additional securely fenced yard area is provided at the southwest corner of the site. The remainder of the perimeter is landscaped.

The site is of a regular shape and is likely suitable for redevelopment.

Accommodation

According to measurements taken on site, we understand the subjects extend to the following approx. Gross Internal Area:-

55 Carnegie Road, Hillington	Sq M	Sq Ft
Ground Floor – Warehouse, offices, trade counter	10,147.89	109,231
First Floor – offices	409.35	4,406
Total	10,557.24	113,637

We understand the total site area is approximately 2.435 hectares (6.02 acres) or thereby.

Terms

We are instructed to sell the Heritable interest (Scottish equivalent of English freehold) with the benefit of vacant possession.

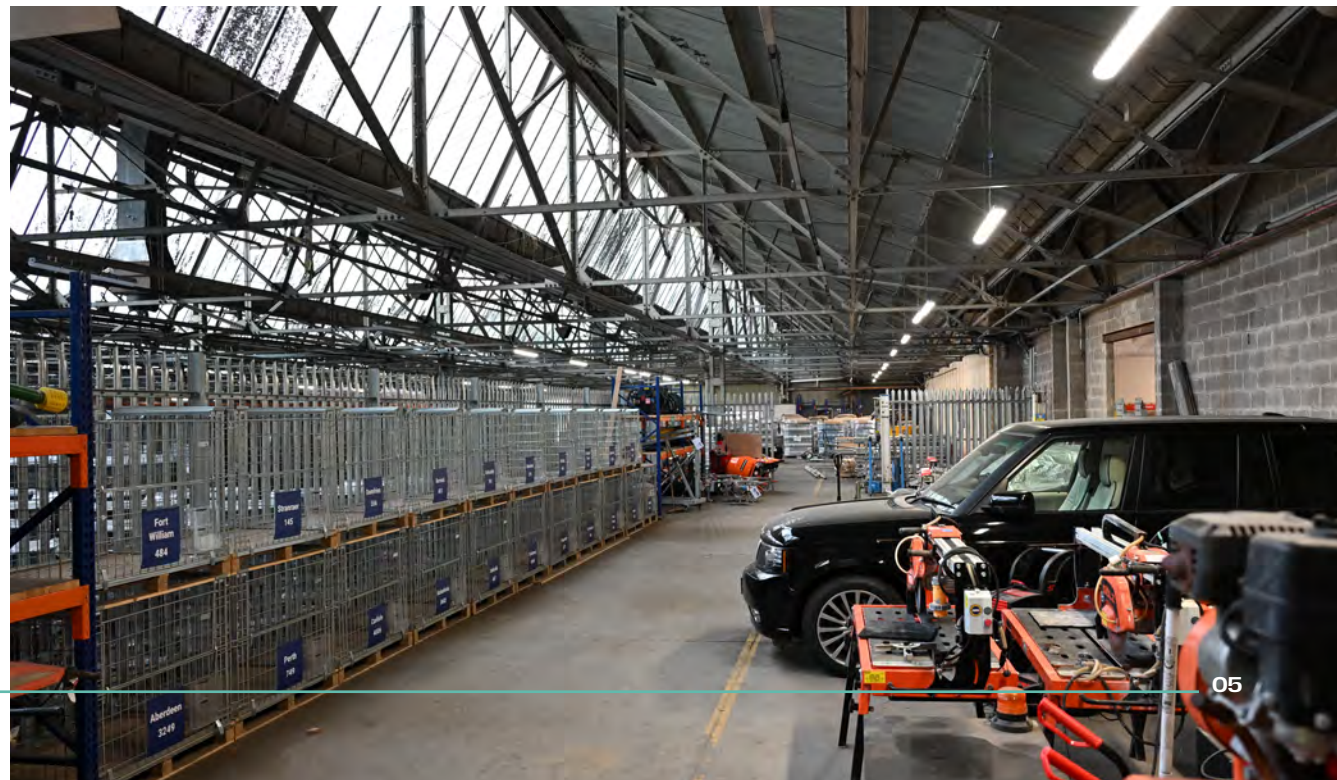
Price

Offers invited.

Planning

The site is allocated within an Economic Development Area under Glasgow's City Development Plan. The preference in such locations is for Class 4, 5, or 6 proposals therefore it is anticipated that an industrial/commercial development scheme would be received positively. The Council may consider alternative uses in specific circumstances, where these are deemed appropriate for the setting and do not adversely impact on the overall operation of the Economic Development Area.

Any queries in this regard should be made to the Planning Department at Glasgow City Council.



Rateable Value

The subjects have a rateable value of £237,000. Any queries in this regard should be made via the Scottish Assessors – www.saa.gov.uk.

Energy Performance Certificate

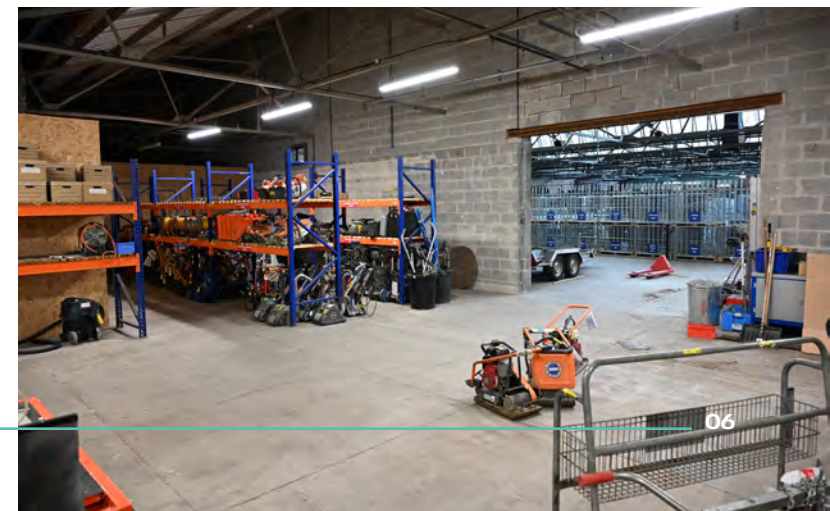
An Energy Performance Certificate has been prepared and can be provided upon request.

Legal Costs & VAT

Each party is to pay their own legal costs incurred with any transaction and the prospective purchaser will be responsible for any LBTT, registration dues and any VAT incurred. The property is elected for VAT, therefore VAT will be payable on the transaction.

Anti Money Laundering (AML) Process

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.



Viewings & Further Information

Strictly by appointment via the sole selling agents. Any enquiries should be made to:-

Tom Conway

07810 544 912
tom.conway@g-s.co.uk

Ryan Farrelly

07900 390 078
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Important Notice - These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. A list of Partners can be obtained from any of our offices. Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude. Date published: September 2025. Brochure designed by Coco's Atelier - www.cocosatelier.co.uk | hello@cocosatelier.co.uk.