

FOR SALE

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**Development Site with
M8 Motorway frontage**

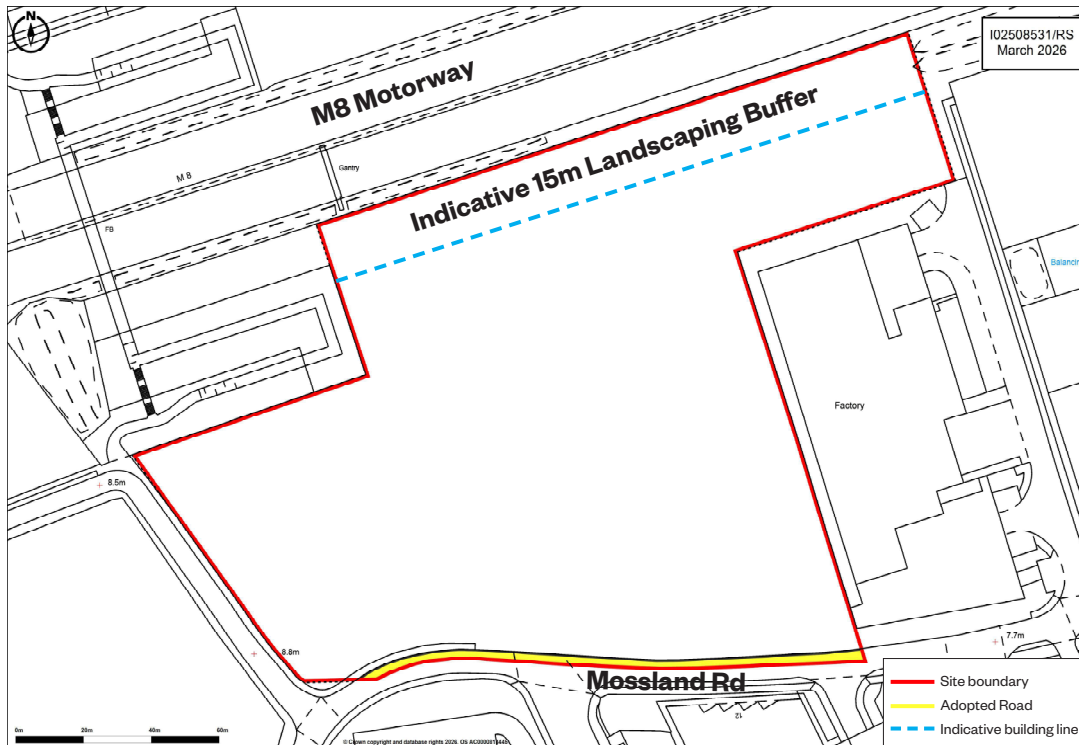
Mossland Road Hillington Park | G52 4XZ

SITE EXTENDS TO APPROXIMATELY
6.3 ACRES (2.55 HECTARES)



KEY INFORMATION

- An opportunity to acquire the last development site fronting the M8 Motorway at Hillington Park
- 3 miles to Glasgow International Airport and 7 miles to Glasgow city centre
- Site extending to approximately 6.3 acres (2.55 hectares)
- Zoned for Class 6 (Storage & Distribution), Class 5 (General Industrial) and Class 4 (Business) in the Renfrewshire LDP
- Scotland's largest mixed use estate comprising over 4m sq ft of commercial property, 500 businesses and 8,000 employees
- Trade counter and showroom hub for the west of Scotland
- Unconditional offers are invited subject only to satisfactory title, missives and exclusive of VAT, for our client's heritable interest in the site.





LOCATION

Hillington Park is located in central Scotland 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 Hillington Road runs through the centre of the park and connects the A8 north and A761 south.

Hillington Park's strategic position allows it to benefit from a significant catchment population with over 2,500,000 people within a 60 minute drive.

TRAVEL DISTANCES

Town	Distance Miles
Braehead	2
Renfrew	3
Glasgow International Airport	3
Paisley	5
West End	6
Newton Mearns	7
Glasgow	7
Bearsden	8
Kilmacolm	14

DEVELOPMENT SITE SITUATION

The 6.3 Acre Development Site is located in the NW corner of Hillington Park alongside the M8 Motorway to the North. The site is bounded by Mossland Road to the South and Arkleston Road to the West. Both roads are adopted. The industrial unit on the East side is privately owned and occupied by manufacturer Henry Technologies.

CGI - Indicative 63,000 sq ft Logistics Unit



View of site looking East



View of site from the footbridge over the M8 motorway



DESCRIPTION

The site in the main is regular in shape with access available from Mossland Road and Arkelston Road which are both adopted highways. The site is currently grassland with some small trees, it has not been previously developed.

A Ground Investigation Report was provided by Johnson Poole & Bloomer in 2022 which is available to view on the data room. A letter of Reliance can be provided to the purchaser.

All utilities can be access from Mossland Road and surface water drainage connection at the north east corner of the site. Detailed services information is available on the data room.

The site extends to a gross area approximately 6.3 acres (2.55 hectares).



CGI - Indicative 63,000 sq ft Logistics Unit



View of the site looking South

ANTI-MONEY LAUNDERING REGULATIONS

Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/ occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

Disclaimer: Colliers, Burns Property Consultancy Limited on their behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst Colliers and Burns Property Consultancy Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. Colliers and Burns Property Consultancy Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of Colliers or Burns Property Consultancy Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. 5. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to conclusion of Missives. 6. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law, April 2026. All rights reserved.

PLANNING

The subject site is located within the Hillington/ Renfrew North Strategic Economic Investment Location (SEIL), as identified in the adopted Renfrewshire Local Development Plan (LDP).

The policies that apply in the SEIL support development and use of land for Distribution and Logistics, Manufacturing/Engineering, and Business Services, Class 4, 5 & 6. Whilst that is the principle position, the LDP does also establish that there is opportunity within the SEIL to diversify uses to adapt to changing market demands and facilitate the redevelopment of key sites.

For further information contact Renfrewshire Council Planning Department.

www.renfrewshire.gov.uk

www1.renfrewshire.gov.uk/article/2151/Development-planning

TENURE

Heritable Interest (Scottish equivalent of Freehold).

FURTHER INFORMATION

For further information or to arrange an inspection, please contact the joint selling agents:



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colliers.com/uk

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DATA ROOM

Access to the data room is available upon request.

VAT

The property is elected for VAT. On this basis VAT will be payable on the purchase price.

LEGAL COSTS

Each party will be responsible for their own costs incurred in connection with this transaction.

PROPOSAL

Unconditional offers are invited subject only to satisfactory title, missives and exclusive of VAT, for our client's heritable interest in the site.

Offers to purchase subject to planning will not be considered.



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