



# ATHOLL BUSINESS PARK

ATHOLL PARK • HILLINGTON • G52 4XZ

FOR SALE, or TO LET

SELF CONTAINED OPEN PLAN OFFICES

FLEXIBLE WORKSPACE FROM:

205.5 SQ M (2,212 SQ FT) TO 2,538 SQ M (27,323 SQ FT)

[www.gladman.co.uk/hillington](http://www.gladman.co.uk/hillington)



PLEASE NOTE THESE ARE INDICATIVE IMAGES ONLY OF A SIMILAR SCHEME



**KEY:**

- |   |  |    |                                |
|---|--|----|--------------------------------|
| 1 | GLADMAN DEVELOPMENTS   | 7  | Balfour Kilpatrick             |
| 2 | Kier Homes   | 8  | British Red Cross              |
| 3 | BAA Airports   | 9  | Ceridian Centrefile            |
| 4 | M8 Westbound to Glasgow International Airport / Erskine Bridge | 10 | Rail link to Glasgow - Paisley |
| 5 | Braehead Shopping Centre                                       | 11 | Gordon Leslie Distribution     |
| 6 | M8 Eastbound to Glasgow City Centre / M74 (South)              | 12 | Clydesdale Bank                |
|   |  | 13 | Sto Ltd                        |

**ATHOLL PARK**

Atholl Park enjoys a highly prominent location within Hillington Park, just half a mile from Junction 26 of the M8 motorway. Hillington Park is recognised as one of Glasgow’s premier out of town locations, located 7 miles west of Glasgow City Centre and just 3 miles from Glasgow International Airport.

Serviced by two mainline railway stations (Hillington West and Hillington East) as well as bus services, the park is accessible by both car and public transport. Onsite facilities such as a Brewer’s Fare, Burger King and a petrol filling station as well as a local shopping parade are complimented by the Braehead Shopping Centre which is located immediately opposite Hillington.

**LOCATION**

Atholl Park is located on Mossland Road. Other nearby occupiers includes BAA, Kier Homes, Balfour Kilpatrick, Red Cross and Ceridian Centrefile.

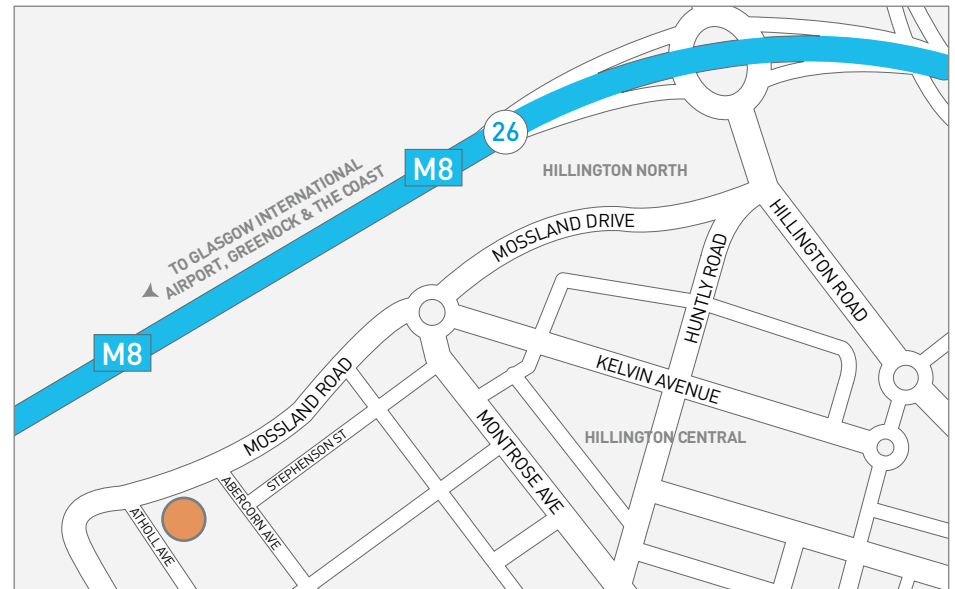
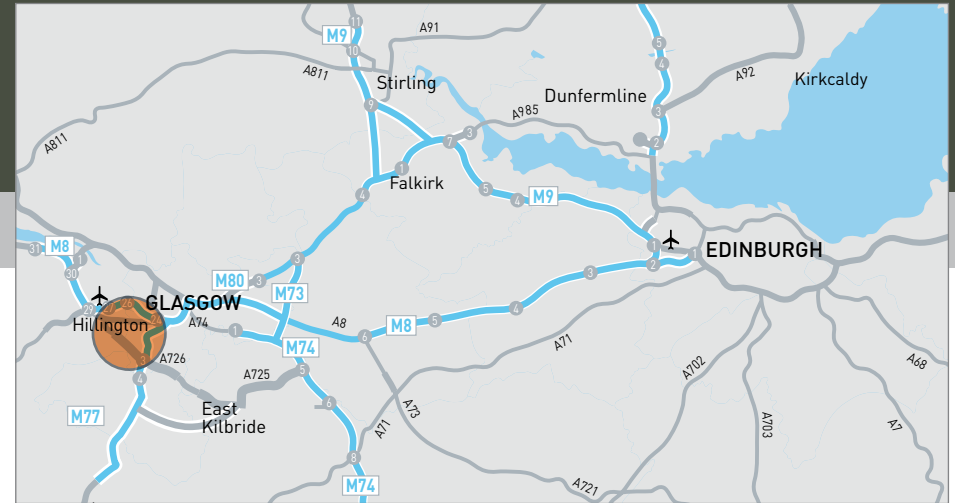
**TRAVEL TIMES**

Atholl Park is:

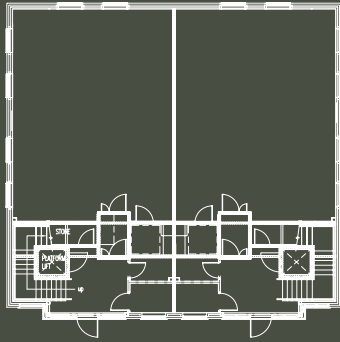
- 0.4 miles from Hillington West Railway Station
- 1.2 miles from Hillington East Railway Station
- 4 miles from Glasgow Airport
- 7 miles from Glasgow
- 37 miles from Stirling
- 54 miles from Edinburgh

**DESCRIPTION**

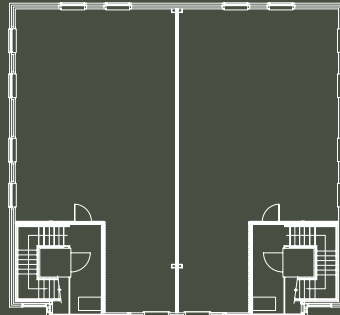
The site extends to 2 acres. The offices will be constructed in a courtyard formation with a high degree of landscaping, block pavier roads and dedicated car parking.



G2 GROUND FLOOR



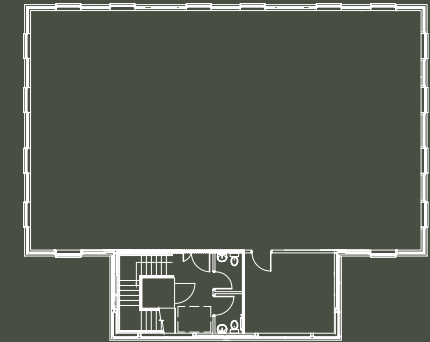
G2 UPPER FLOOR



G5 GROUND FLOOR



G5 UPPER FLOOR



**FLEXIBLE WORKSPACE FROM:**  
205.5 SQ M (2,212 SQ FT) TO 2,538 SQ M (27,323 SQ FT)

ACCOMMODATION

Building	Building Type	SQ M	SQ FT
Unit 1	G5K	483.37	5,203
Unit 2	G2K	205.5	2,212
Unit 3	G2K	205.5	2,212
Unit 4	G2K	205.5	2,212
Unit 5	G2K	205.5	2,212
Unit 6	G2K	205.5	2,212
Unit 7	G2K	205.5	2,212
Unit 8	G2K	205.5	2,212
Unit 9	G2K	205.5	2,212
Unit 10	G2K	205.5	2,212
Unit 11	G2K	205.5	2,212



## ATHOLL BUSINESS PARK

ATHOLL PARK • HILLINGTON • G52 4XZ

[www.gladman.co.uk/hillington](http://www.gladman.co.uk/hillington)



### SPECIFICATION

The offices afford the following specification:

- Self contained open plan offices
- Disabled WC and WC facilities
- Raised access floors
- Suspended Ceilings
- LG7 compatible lighting
- Platform lifts
- Comfort cooling
- Car parking at a ratio of 1:275 sq ft
- Fully carpeted office and tiled lobbies
- Intruder alarm and tea prep (G2K's only)

### VAT

VAT is applicable on rent and price.

### SERVICE CHARGE

The common areas and car parking within the park will remain in the ownership of Gladman Estate Management. Each occupier will be responsible for the maintenance of these areas through the payment of a service charge. Indicative costs can be provided on request.

### TERMS

The buildings are available to buy or to lease on an FRI basis. Full details can be obtained from the agent.

The Park lies within the designated area for Regional Selective Assistance, tier 2 level. To be eligible applicants must meet a range of qualifying criteria which can be found at [www.rsascotland.gov.uk](http://www.rsascotland.gov.uk)

### RATEABLE VALUE

The buildings are still to be assessed. Further information is available from Renfrewshire Joint Valuation Board or at [www.saa.gov.uk](http://www.saa.gov.uk).

### LEGALS

Each party will be responsible for their own legal costs.

The Agent 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 the 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 intending purchasers or tenants should not rely on them as statements or representations 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 the Agent has any authority to make or give any representations or warranty whatever in relation to this property. September 2008.

### CONTACT

**James Barr**

**0141 300 8000**

[www.jamesbarr.co.uk](http://www.jamesbarr.co.uk)

Mark Broderick  
[mbroderick@jamesbarr.co.uk](mailto:mbroderick@jamesbarr.co.uk)



Gladman Developments has an excellent track record in the commercial property sector and has developed more than 60 business parks throughout the UK. The Gladman product offers flexibility, quality and is cost effective attracting many blue-chip companies and government agencies.