



Glen & Co
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TO LET – REFURBISHED OFFICE WITH PARKING
SUITE 3, CAMERON COURT, HILLINGTON PARK
GLASGOW G52 4JH

Ground Floor NIA 251.67 sq m (2,709 sq ft)
9 Demised Car Parking Spaces
Rent: £34,000 per annum

TO LET

REFURBISHED OFFICE WITH PARKING SUITE 3, CAMERON COURT HILLINGTON PARK, GLASGOW G52 4JH

Location

Hillington Park is Scotland's first and largest industrial park, currently home to over 500 business and 8,000 employees. The Park lies 5 miles west of the city centre and is easily accessible from Junction 26 of the M8. Rail connections are excellent with Hillington West station connecting to Glasgow Central in less than 15 minutes.

Cameron Court is a 5 minute walk from the Hillington West train station and the Retail Centre is a further 5 minute walk to a variety of food and lunch options.

For an interactive Google Streetview of the location [CLICK HERE](#)

Description

A ground floor generally open plan suite with two internal meeting rooms, the space has been recently and attractively refurbished, the specification including:

- New LED lighting grid
- Dedicated gas fired central heating system
- Underfloor Cat 5 cabling allowing plug'n'play
- Dedicated staff wc and welfare facilities within the suite

A ramp from the rear courtyard area to the communal foyer provides Equality Act compliant access.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), we estimate the premises to extend to the following approximate floor areas:

Ground Floor:
Net Internal Area: 251.67 sq m (2,709 sq ft)

In addition there are 9 designated off-street car parking spaces.

Rating

The premises are on the 2026 Valuation Roll as:

OFFICES - NAV/RV - £20,000

The Uniform Business Rate Poundage for 2026/27 is £0.481, giving rise to a Rates payable figure of £9,620 for the coming year.

Energy Performance Certificate

The subject property has an EPC rating of D.

VAT

We understand the property has been elected for VAT purposes and VAT will therefore be charged on rent and other outgoings.

Terms

Our clients are offering the premises on the basis of a new full repairing and insuring lease of a minimum 5 years' duration at a commencing rental of £34,000 per annum.

Service Charge

The premises' occupier will be required to contribute to the upkeep of the wider Park, payable through an additional Service Charge. For further details of the 2026/27 liability, please contact us.

Legal Expenses

Each party to meet their own legal expenses incurred in connection with the transaction, the incoming occupier meeting the costs of any LBTT and Registration Dues that may be payable.

Entry

Immediately available on conclusion of missives.

Further Information and Viewing

For any further information, or to arrange a viewing of the premises, please contact David Glen of the sole letting agents:

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