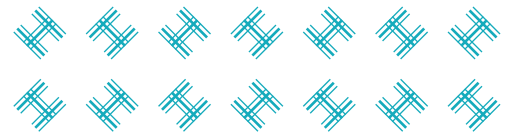




FULLY REFURBISHED
INDUSTRIAL & LOGISTICS UNIT
TO LET

4 Jubilee Court
G52 4LB

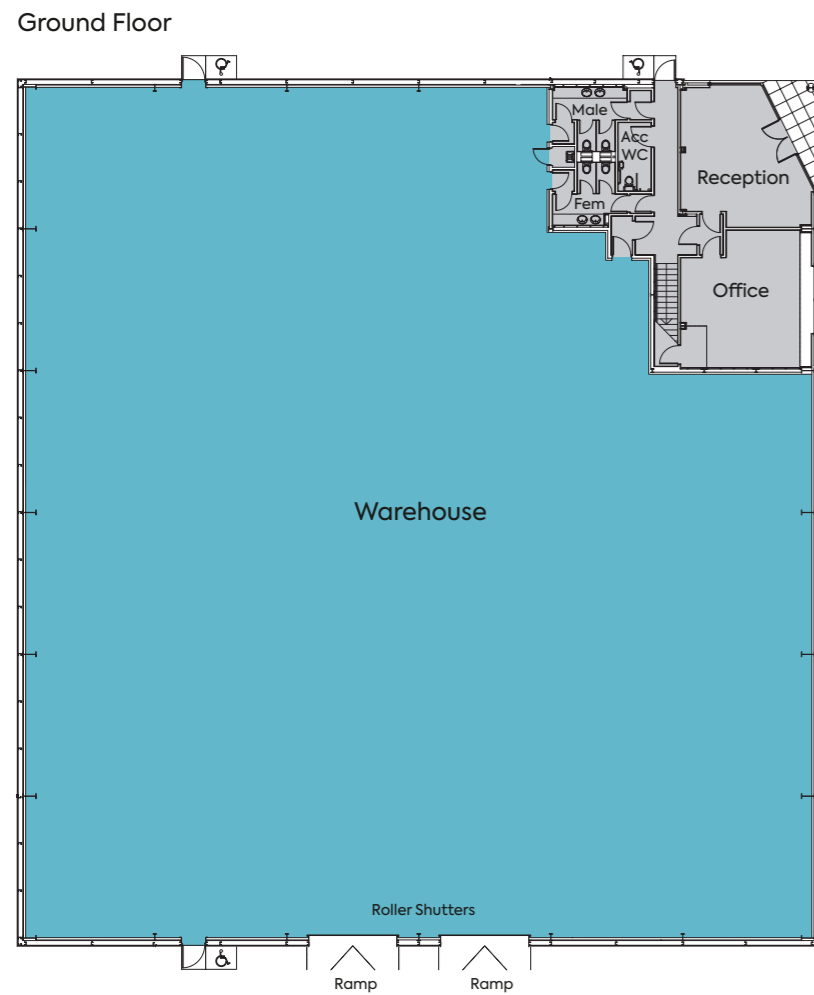
15,544 SQ FT



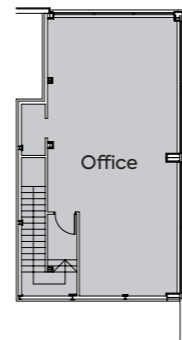
4 JUBILEE COURT

15,544 sq ft industrial & logistics unit

Detached unit within 5 unit courtyard development which has been fully refurbished to an “as new” standard. It includes CAT A office space over two floors and a large secure service yard to the rear. Neighbouring occupiers include NHS, Next and Circle Health Group.

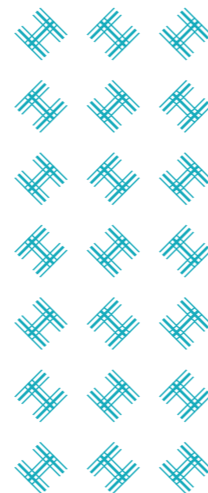


Upper Floor



Specification

- Steel Portal Frame
- Profiled and Microrib cladding panels
- 6m haunch height (9.2m to ridge)
- Floor loading 30kNm2
- 2 powered 4.9m (H) x 4m (W) loading doors
- Secure 26m deep concrete yard
- Dedicated car parking
- LED lighting throughout
- Air source heat pump for office heating/cooling
- 176 kVA power supply
- Openreach FTTP Fibre Connection
- EPC A Certification



HILLINGTON PARK

At a glance

<p>7</p> <p>miles drive to Glasgow City Centre by car</p>	<p>10</p> <p>mins to Glasgow City Centre by train</p>	<p>15</p> <p>mins between buses at peak times on main routes</p>	<p>15</p> <p>mins walk to Hillington West train station</p>	<p>2</p> <p>National Cycle routes accessible from the Park</p>
<p>3</p> <p>miles drive to Glasgow International Airport</p>	<p>10</p> <p>eat-in/take-out food options plus essential services on the Park</p>	<p>500+</p> <p>businesses established on the Park employing over 8,000 people</p>	<p>2</p> <p>fitness centres on the Park</p>	<p>1</p> <p>mile to Intu Braehead with 100+ shops and 20+ restaurants</p>



HILLINGTON PARK

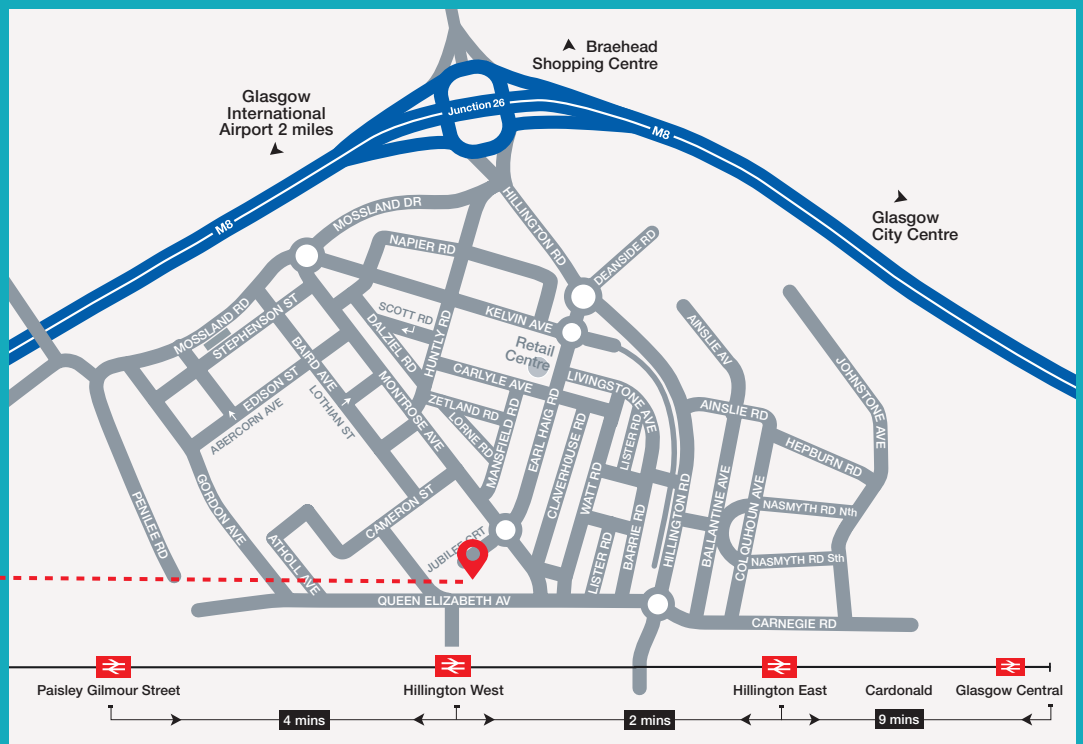
Contact the Estate Team on:

0141 883 5760

enquiries@hillingtonpark.com
www.hillingtonpark.com



Hillington Park is home to over 500 businesses and a workforce of over 8,000 people. The Estate is situated at J26 of the M8, has 2 train stations and numerous bus services. There is a wide variety of food and amenities with 24/7 cctv security on site.



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