PRIME INDUSTRIAL & LOGISTICS DEVELOPMENT

AXIS

@ HILLINGTON

HILLINGTON, GLASGOW

UNITS FROM 22,000 – 110,000 SQ FT

PLAY VIDEO

A DEVELOPMENT BY:

KNIGHT PROPERTY GROUP

EXCEPTIONAL NEW OPPORTUNITY

AXIS @ Hillington is a new industrial and logistics development in the heart of Hillington Industrial Estate, Scotland's premier established business location.

The scheme will deliver a range of best-in-class units designed to meet the evolving requirements of modern occupiers, from advanced manufacturing through to last-mile logistics and national distribution.

Combining scale, specification and connectivity, AXIS @ Hillington offers a rare opportunity to secure high-quality new-build accommodation in a proven and supply-constrained location.





Hillington is home to a diverse range of national and international occupiers, providing a critical mass of industrial and commercial activity.

AXIS @ Hillington builds on this established success by delivering next-generation industrial space in a location already proven for business performance.

LOCATION
HILLINGTON INDUSTRIAL ESTATE

AXIS @ Hillington is strategically positioned within Hillington, one of Scotland's most established and sought-after industrial locations.

Immediate access to the M8 motorway (J26 & J27)

Excellent links to the M74, M77 and Scotland's central motorway network

Approximately 10 minutes from Glasgow Airport

Around 15 minutes to Glasgow City Centre

Rail connectivity via Hillington East and West stations (10 minutes to Glasgow Central)

Access to a large and skilled workforce within Greater Glasgow

A CONNECTED, ESTABLISHED BUSINESS HUB

SPECIFICATION

HIGH QUALITY INDUSTRIAL & LOGISTICS SPACE

- Steel portal frame construction with high-performance insulated cladding systems
- Axis 1 minimum eaves height of 10m
  Axis 2 & 3 minimum eaves heights of 8m
- Ability to accommodate high-bay racking and automated systems
- Floor loading up to 50 kN psm designed to support heavy industrial and logistics use

SERVICING & YARD PROVISION

- Generous secure service yards, suitable for articulated vehicles
- Dedicated yard depths tailored for HGV circulation and trailer parking
- Multiple level access loading doors per unit
- Dock-Level loading (Axis 1)
- Separate car parking and service yard areas for safe circulation
- Secure yard with gated access and perimeter fencing

POWER & BUILDING SERVICES

- 3-phase power supply with capacity aligned to modern industrial demand
- Capability to accommodate enhanced power loads (subject to tenant requirements)
- Energy-efficient LED lighting throughout office areas
- Smart metering and provisions for future building management systems

OFFICE & ANCILLARY ACCOMMODATION

- High-quality office space
- Flexible layouts allowing bespoke office fit-out
- Double height feature entrances Axis 1)
- Welfare facilities including WCs, showers and kitchens
- Opportunity for integrated headquarters-style accommodation

TIMELINE

Planning submitted	Construction Begins	Axis 1 Completion	Axis 2 & 3 Completion
JULY 2026	Q4 2026	Q3 2027	Q4 2027

SUSTAINABILITY & ESG

- Targeting EPC A rating
- Designed to meet sustainable building standards
- Roof-mounted photovoltaic (PV) panels to reduce operational costs
- Electric Vehicle (EV) charging stations
- High-performance building envelope to reduce heat loss
- Cycle storage and facilities to support green travel

ACCESS & CIRCULATION

- Excellent vehicular access designed for high volumes of HGV traffic
- Dedicated access roads and circulation routes within the estate
- Optimised layouts for efficient logistics operations and turning movements
- Strong connection to strategic road network within minutes

FLEXIBILITY

- Units available from 18,000 to 110,000 sq ft
- Opportunities for combined or bespoke units
- Design & Build options available for larger occupiers
- Suitable for logistics, distribution, manufacturing and trade counter use

AXIS 1



AXIS 2 & 3



ACCOMMODATION

Unit	Size (sq ft)	Office Proportion Size (sq ft)	Yard Size (sq ft)	Description
Axis 1	63,942	3,942	52,893	Stand-Alone
Axis 2	21,764	2,000	15,542	Can be combined with Axis 3
Axis 3	24,617	2,000	15,778	Can be combined with Axis 2





SITE LAYOUT PLAN



BUILT FOR SCALE.
DESIGNED FOR PERFORMANCE.
POSITIONED FOR GROWTH.

TERMS

- Available on a Full Repairing and Insuring basis
- Service charge applicable
- VAT payable

RATES

Units will be assessed upon completion.
1 year rates free will be available to occupier.

LEGAL COSTS

Each party will be responsible for their own legal costs. Incoming tenants are responsible for LBTT and registration dues.

AXIS @ HILLINGTON

A rare opportunity to secure best-in-class industrial and logistics space in Hillington, Glasgow's premier business location.

For further information, please contact our joint letting agents:

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AXIS
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