



Unit L4-6

# Refurbished Distribution / Industrial warehouse 43,888 sq ft (4,077 sq m) **TO LET**

- 40m concrete yard
- 3 level access loading doors
- Minimum Eaves Height 7.9m
- 24 Hour Security
- Flexible Floor Space
- Extensive craneage to unit

## GLASGOW



## WESTWAY

Westway is a 130 acre self-contained park providing office and industrial properties within a well maintained, fully secure estate. The estate benefits from a 24/7 manned gatehouse with sophisticated computer aided barrier entry/exit systems, CCTV monitoring and mobile patrols.

Westway offers secure onsite lorry parking available 24 hours, 7 days a week. Drivers can also make use of onsite facilities including a café and shower facility.



## ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	43,888	4,077
<b>Total</b>	<b>43,888</b>	<b>4,077</b>

## MAJOR OCCUPIERS



7.9M  
EAVES HEIGHT



EXTENSIVE CRANAGE  
TO UNIT



FLEXIBLE  
FLOOR SPACE



24/7 MANNED  
SECURITY & CCTV



5 MINUTES FROM  
GLASGOW AIRPORT



HIGHLY VISIBLE FROM M8  
& GLASGOW AIRPORT

## LOCATION

Westway lies approximately 10 miles west of Glasgow City Centre and adjacent to Glasgow International Airport. Westway is accessed via the four way Junction 27 of the M8 motorway, just 1.2 miles away, which provides access to Glasgow, Edinburgh, the M74, M77, M80 and in turn the national motorway network.

The main entrance is situated on Porterfield Road just off the A741 which is the main arterial route from the M8. Block D has prominent frontage to Glasgow Airport and is situated close to the new bridge which will provide direct access to the airport, the J28 of the M8 and Glasgow Airport Investment Area via Wright Street from Q1 2021.

## SERVICE CHARGE

There will be a service charge payable for the repair and maintenance of common parts along with the security and services within the estate.

## EPC

EPC rating is available upon request.

## ROAD

J27 M8	3 mins
Glasgow	14 mins
Edinburgh	50 mins
Carlisle	1 hr 37 mins
Aberdeen	2 hrs 46 mins
Manchester	3 hrs 41 mins

## RAIL

King George V Dock	5 mins
Grangemouth Freight Hub	30 mins
Eurocentral Freight Terminal	30 mins
Rosyth Container Terminal	37 mins

## AIR

Glasgow Airport	5 mins
Edinburgh Airport	50 mins



## FURTHER INFORMATION

For more information and a full proposal, please contact:



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