



Indicative image of a similar scheme

9 New High Specification Warehouse / Industrial Units 6,430 – 37,560 sq ft **TO LET**

- Scotland's largest fully enclosed industrial / distribution park
- Direct access to Glasgow airport and J27 and J28 of the M8
- 24/7 security and CCTV
- Provision for EV charging points and PV panels
- 8 - 10m clear internal height
- BREEM "Excellent"
- EPC "A"

GLASGOW AIRPORT



WESTWAY

Westway comprises over 1.7 million sq ft (160,000 sq m) of high quality logistics, manufacturing and office buildings. Units range in size from 4,000 sq ft to 150,000 sq ft.

Set in an attractive, landscaped environment. The Park is fully enclosed and benefits from 24 hour security, on-site patrols and CCTV.



LANDSCAPED ENVIRONMENT



HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT



2 MINUTES FROM GLASGOW AIRPORT

MAJOR OCCUPIERS INCLUDE



ACCOMMODATION (GIA)

UNIT	WAREHOUSE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)	CAR PARKING
1	33,320	4,240	37,560	24
2	23,990	2,180	26,170	26
3	25,660	2,170	27,830	24
4	7,200	1,250	8,450	7
5	7,210	1,250	8,460	6
6	7,210	1,250	8,460	6
7	5,520	910	6,430	3
8	5,520	910	6,430	3
9	5,520	910	6,430	3



8 - 10M CLEAR
INTERNAL HEIGHT



16.5 - 30M
YARD DEPTH



HIGH QUALITY OFFICE
ACCOMMODATION



PROVISION FOR
PV PANELS



BREEAM 'EXCELLENT'
& EPC 'A'



GENEROUS
CAR PARKING



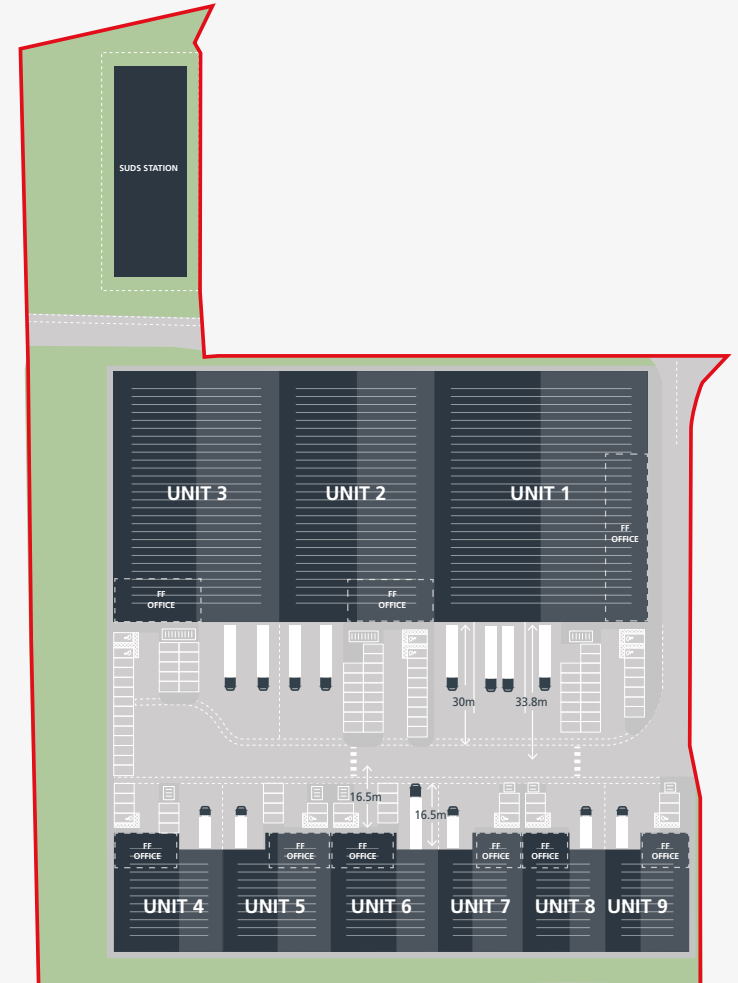
SECURE
SITE



FLEXIBLE
FLOOR SPACE



PROVISION FOR
EV CHARGING



LOCATION

Westway lies approximately 7 miles west of Glasgow City Centre and adjacent to Glasgow International Airport. The park is accessed via the four way J27 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 staff entrance is situated on Porterfield Road just off the A741 which gives access to J27 of the M8. The new main commercial vehicle access is via Barnwell Street and provides direct access to the airport, J28 of the M8 and Glasgow Airport Investment Area/AMIDS in just 2 minutes.

Westway will benefit from the significant additional local infrastructure being provided to the Glasgow Airport Investment Area with new roads, bridges, cycle routes and pedestrian footpaths improving access.

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.



J28 M8	2 mins
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



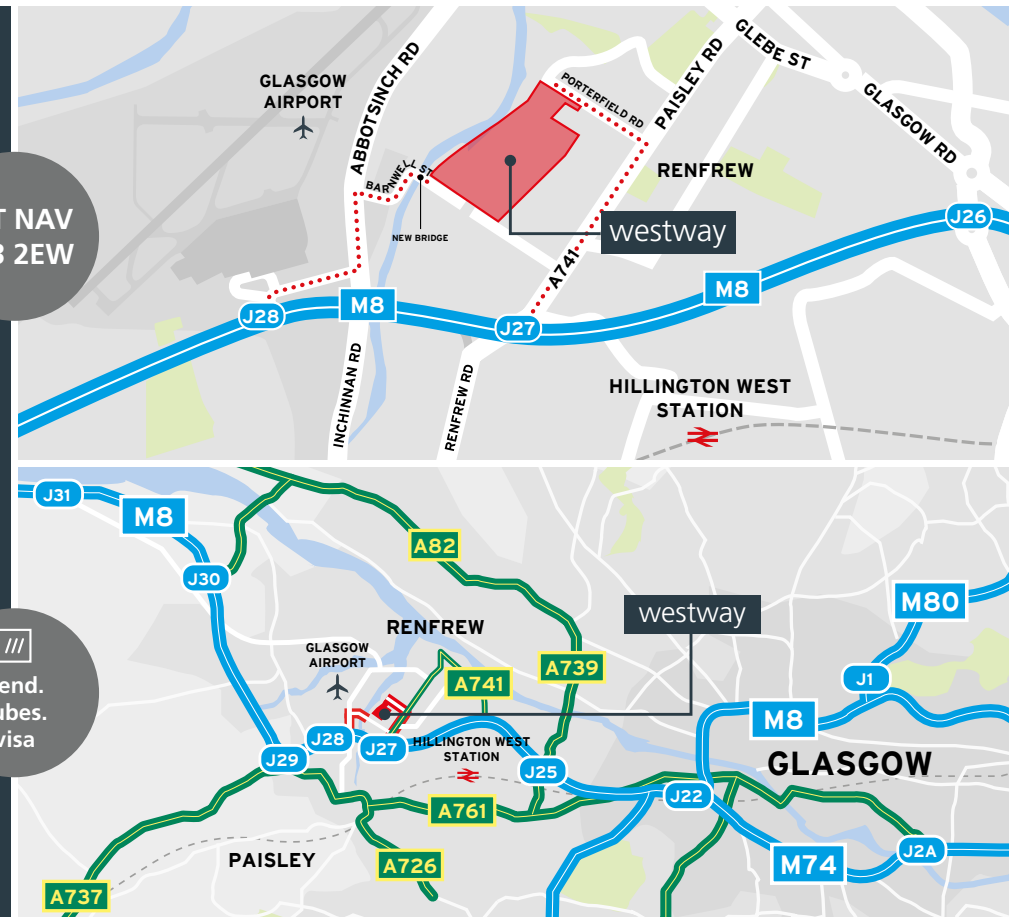
King George V Dock	5 mins
Grangemouth Freight Hub	30 mins
Eurocentral Freight Terminal	30 mins
Rosyth Container Terminal	37 mins



Glasgow Airport	2 mins
Edinburgh Airport	50 mins

SAT NAV
PA3 2EW

bend.
cubes.
visa



FURTHER INFORMATION

Further information, plans and specifications are available through our joint sole agents.



Andrew McCracken
07775 813 538
andrew.d.mccracken@jll.com

Scott McPherson
07596 316 625
scott.mcpherson@jll.com



Iain Davidson
07795 010 118
iain.davidson@colliers.com

Colin McManus
07795 613 227
colin.mcmanus@colliers.com