

UNDER
REFURBISHMENT



Indicative photo



Modern Industrial / Warehouse Unit with Dedicated Yard Area & Cranage 43,888 sq ft (4,077 sq m) **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
- 40m dedicated yard area
- Minimum clear internal height 7.9m
- 3 level access loading doors

GLASGOW



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.

DESCRIPTION

L4-6 is a fully refurbished warehouse and distribution facility with dedicated service yard and car parking areas.

The unit benefits from:

- 3 level access loading doors
- Clear internal height of 7.9m
- Cranage 1x5 ton, 1x10 ton and 1x15 ton cranes
- 46 car parking spaces

MAJOR OCCUPIERS INCLUDE

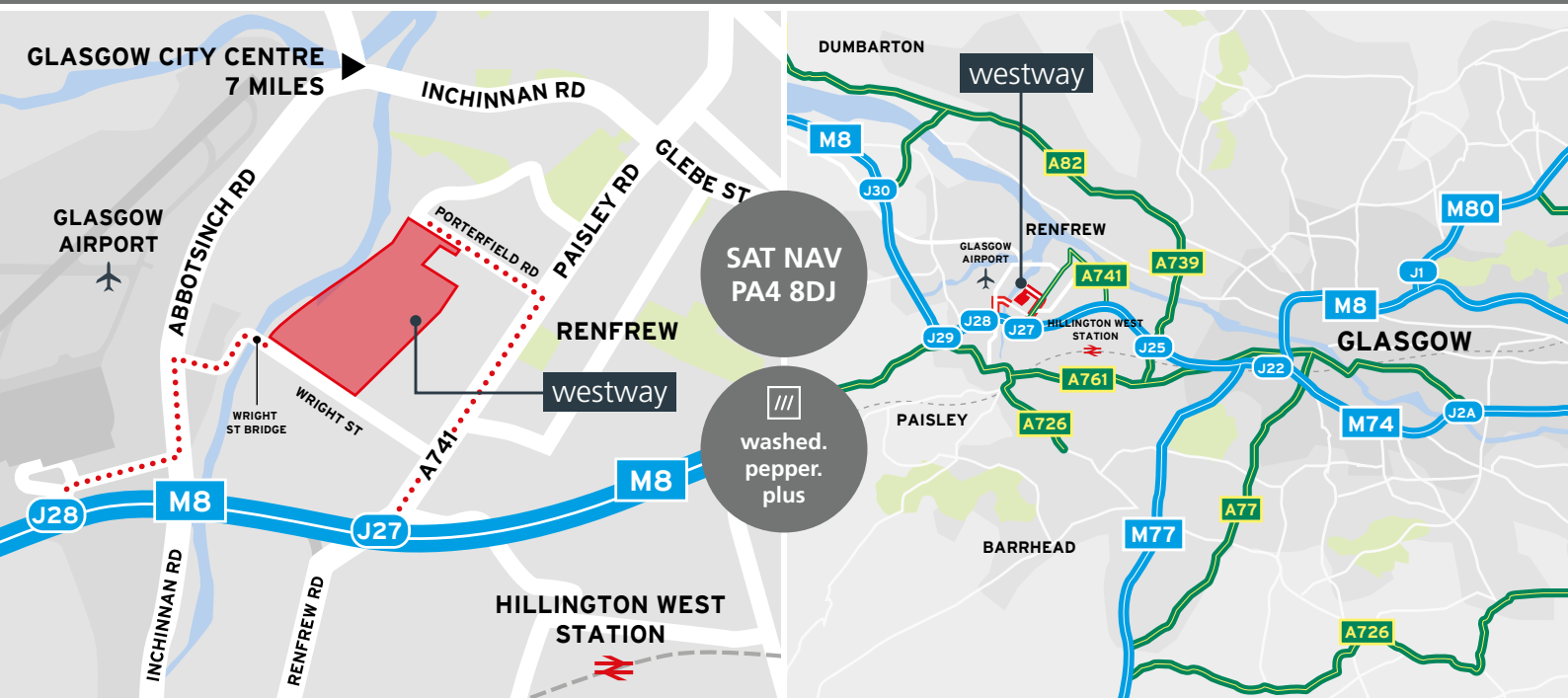




ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	36,885	3426.7
First Floor Offices	3,457	321.2
Ground Floor Offices	3,546	329.4
Total	43,888	4,077.3





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



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

EPC

EPC to be reassessed on completion of the refurbishment.

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.

FURTHER INFORMATION

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



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