



123,000 SQ FT
PRE-LET TO
J.W. FILSHILL

Industrial / Warehouse Pre-Let Opportunities

50,000 (4,645 sq m) – 210,000 sq ft (19,509 sq m)

- 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
- Planning permission in principle for industrial and warehouse uses
- Landscaped environment
- BREEAM "Excellent"
- EPC "A"

GLASGOW



MAJOR OCCUPIERS INCLUDE



GLASGOW

SPECIFICATION



HIGH QUALITY OFFICES



LANDSCAPED ENVIRONMENT



HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT



GATED YARDS



BREEAM 'EXCELLENT'



12.5M CLEAR INTERNAL HEIGHT



DEDICATED CAR PARKING AREAS



EPC 'A'



UP TO 50M YARD DEPTH



2 MINUTES FROM GLASGOW AIRPORT



PROVISION FOR EV CHARGING



GENEROUS CAR & HVG PARKING



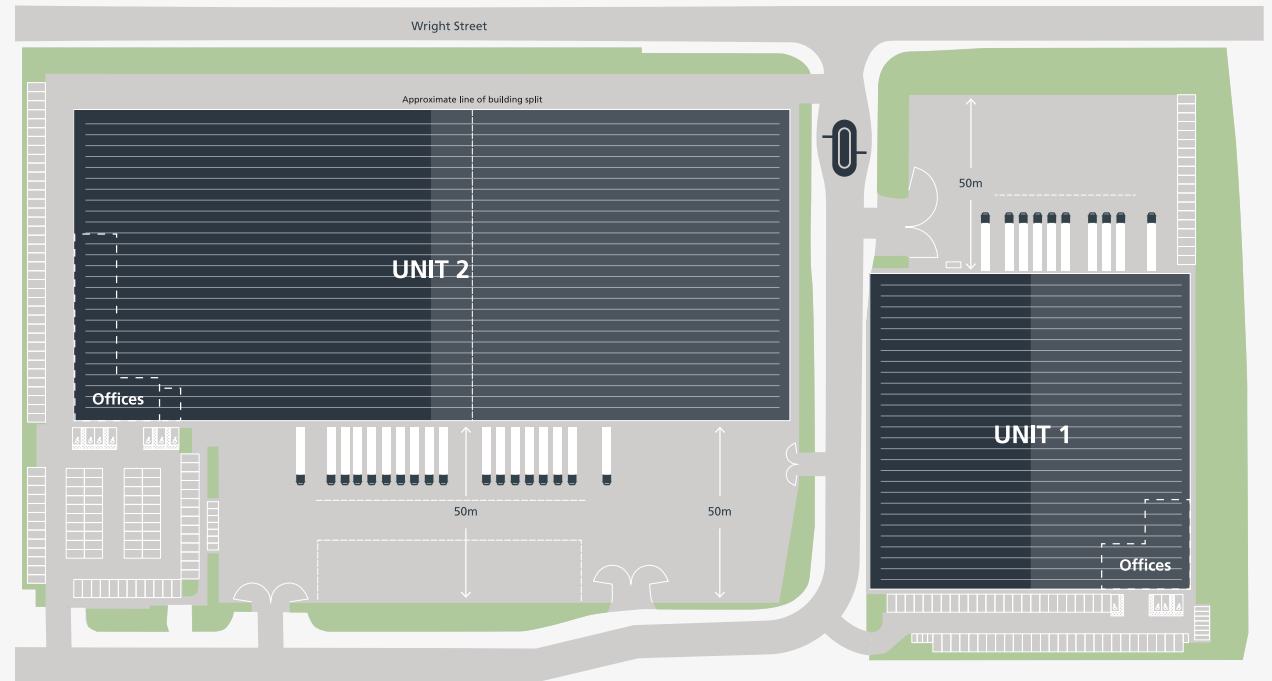
STEEL PORTAL FRAME CONSTRUCTION



PROVISION FOR PV PANELS



24/7 ACCESS AND SECURITY



UNIT	WAREHOUSE	OFFICE	PLANT DECK	TOTAL SQ FT	TOTAL SQ M	PARKING
1	82,650	4,440	540	87,630	8,143	76
2*	185,530	16,150	550	202,230	18,789	124

*Unit 2 can be split to provide 91,110 sq ft (8,467 sq m) and 118,140 sq ft (10,978 sq m).

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.

Units 1&2 are situated adjacent to the new entrance on Wright Street. The new entrance 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.

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
PA4 8DJ

digits.
flips.
line



FURTHER INFORMATION

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



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