

westway development sites

WESTWAY ■ GLASGOW AIRPORT ■ PA3 2EW

CANMOOR



Built-to-Suit Opportunities 20,000 sq ft to 300,000 sq ft **TO LET**

- Scotland's largest fully enclosed industrial / distribution park
- New Barnwell Bridge providing fast & easy access to Glasgow Airport and J28 M8
- 24/7 security and CCTV
- Substantial power available
- Deep secure yards
- High quality offices
- Target BREEAM 'Excellent', EPC 'A'
- Built to fit your needs

GLASGOW AIRPORT

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SPECIFICATION



HIGH QUALITY
OFFICES



HIGHLY VISIBLE FROM M8
& GLASGOW AIRPORT



LANDSCAPED
ENVIRONMENT



GATED
YARDS



GENEROUS CAR &
HGV PARKING



GENEROUS CLEAR
INTERNAL HEIGHTS



2 MINUTES FROM
GLASGOW AIRPORT



STEEL PORTAL FRAME
CONSTRUCTION



DEEP
SECURE YARDS



DEDICATED CAR
PARKING AREA



SUBSTANTIAL
POWER AVAILABLE



24/7 ACCESS
AND SECURITY

GLASGOW AIRPORT

AVAILABILITY

Plot	Acres	Sq Ft
Site A1	1.24	Up to 25,000
Site D6/7	1.85	Up to 40,000
Site F	12.1	Up to 300,000
Site G4	2.35	Up to 50,000
Site L1	1.98	Up to 45,000
Site L2	0.99	Up to 20,000
Site M	6.92	Up to 150,000
Site N	7.04	Up to 155,000

	SITE A1		SITE L1
	SITE D6/7		SITE L2
	SITE F		SITE M
	SITE G4		SITE N

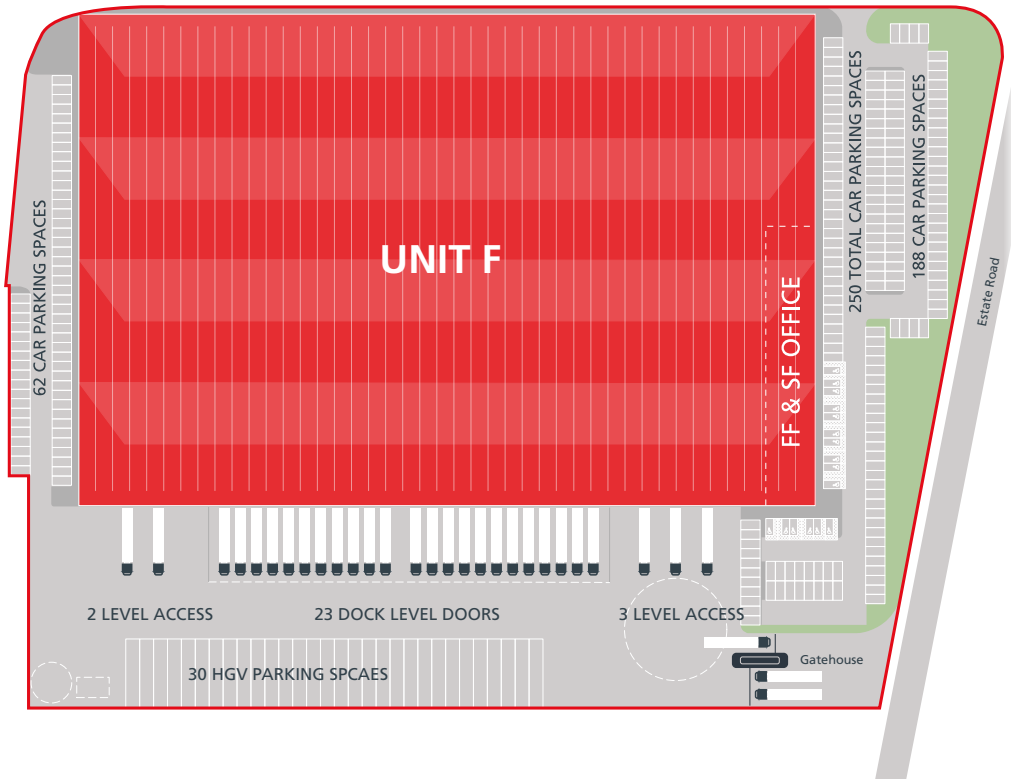


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SITE F PROPOSED LAYOUT

	Acres	Sq Ft
Site F	12.1	300,000



GATED
YARDS



30 HGV PARKING
SPACES



250 CAR
PARKING SPACES



5 LEVEL
ACCESS DOORS



23 DOCK
LEVEL DOORS



24/7 ACCESS
AND SECURITY



GLASGOW AIRPORT

SITE A1 PROPOSED LAYOUT

	Acres	Sq Ft
Site A1	1.24	25,000

- 

GATED YARDS
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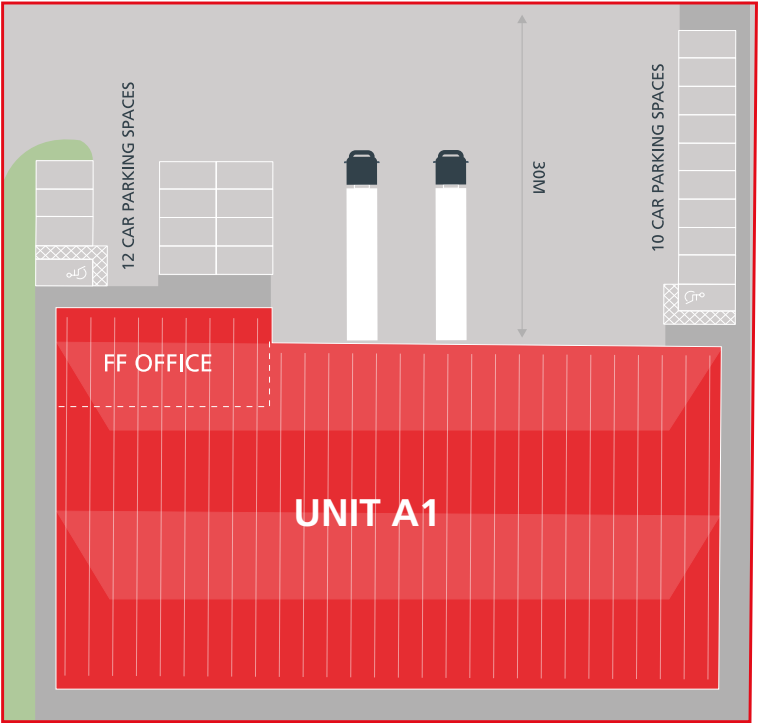
2 HGV PARKING SPACES
- 

22 CAR PARKING SPACES
- 

HIGH QUALITY OFFICE
- 

EXCELLENT ACCESS TO M8 (J27) & (J28)
- 

24/7 ACCESS AND SECURITY



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DEVELOPER TRACK RECORD - CANMOOR

Long-term success through expertise and innovation.

A track record we are proud of.

With a comprehensive understanding, strong focus and proactive approach, Canmoor has continually delivered superior returns across property investments and developments.

£5.0bn

OF COMMERCIAL PROPERTY ASSETS
ACQUIRED, MANAGED, DEVELOPED
AND SOLD BY CANMOOR.

12.0m sq ft

OF ASSETS CURRENTLY UNDER
MANAGEMENT OF CANMOOR.

600+

OCCUPIERS UNDER CANMOOR'S
MANAGEMENT, INCLUDING
MANY BLUE-CHIP ENTITIES.



FILSHILL CASE STUDY

A new, 122,000 sq ft, best in class specification, build-to-suit distribution warehouse with secure yard and high-quality offices at Westway at Glasgow Airport.



2 MINUTES FROM
GLASGOW AIRPORT



EXCELLENT ACCESS TO
M8 (J27) & (J28)



STEEL PORTAL FRAME
CONSTRUCTION



TRANSLUCENT ROOF
LIGHT PANNELLING



HIGH QUALITY
OFFICES



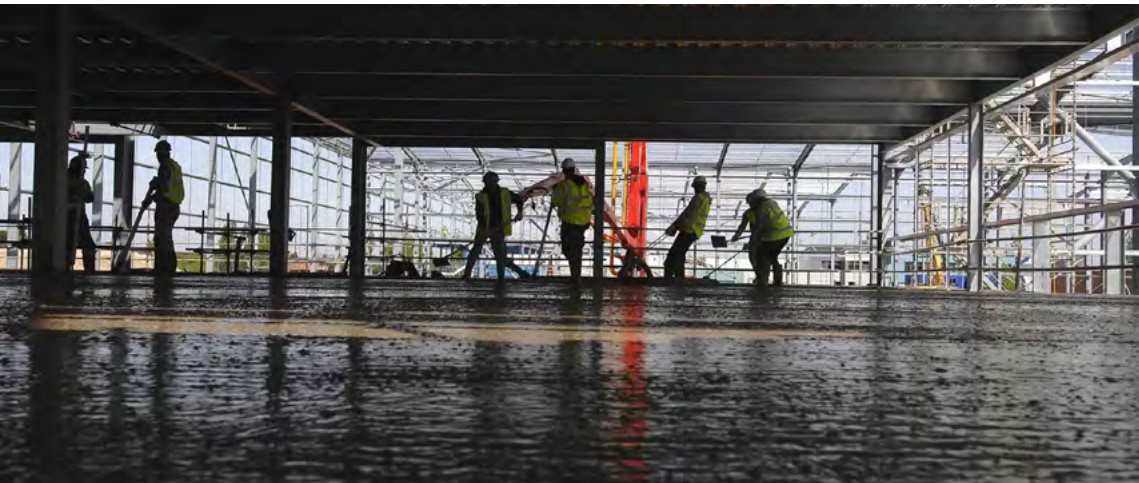
MINIMUM 8M
EAVES HEIGHT



DEDICATED CAR
PARKING AREA



37.5KN/M2 FLOOR
LOADING



GLASGOW AIRPORT

SUSTAINABILITY



ROOF
LIGHTING



LED LIGHTING
IN OFFICE AREAS



TARGETING
EPC A



PIR HEATING
AND COOLING IN
OFFICES



7 ACRE
ECOLOGICAL AREA
WITHIN WESTWAY



CYCLE SHELTERS
& LANDSCAPING
ENHANCEMENTS



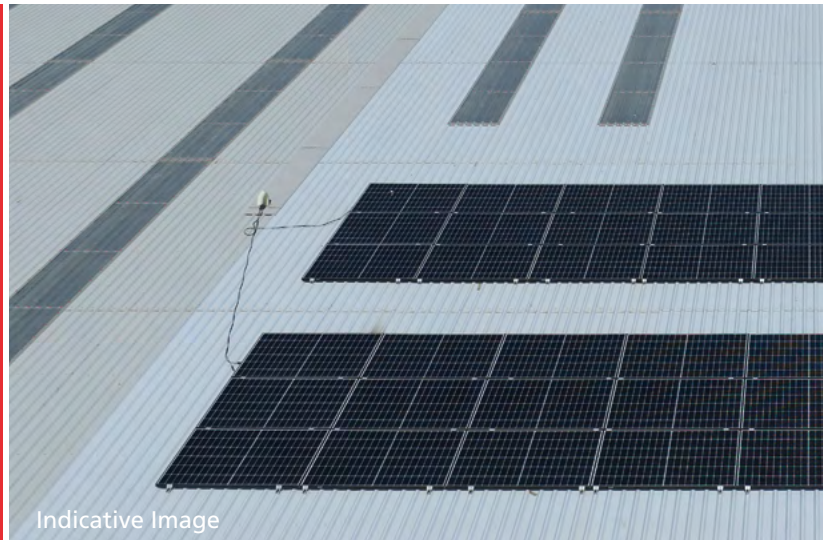
PV-READY
ROOFING



TARGETING
BREEAM EXCELLENT



10% EV
CHARGING ACROSS
THE ESTATE



Indicative Image



Indicative Image



Indicative Image

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CANMOOR

LOCATION

Westway lies approximately 7 miles west of Glasgow City Centre and 2 minutes to Glasgow International Airport. Westway is accessed from J28 via Glasgow Airport and the new Barnwell Bridge, the four way J27 of the M8 motorway, just 1.2 miles away, which provides access to Glasgow, Edinburgh, M74, M77, M80 and in turn the national motorway network.

Westway benefits 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.

DEMOGRAPHICS



33% OF SCOTLAND
TOTAL JOBS ARE
LOCATED WITHIN
GLASGOW CITY REGION



25% OF WORKING
AGE POPULATION
ARE ECONOMICALLY
INACTIVE



J28 M8	2 mins
J27 M8	8 mins
Glasgow	20 mins
Edinburgh	1 hr 5 mins
Carlisle	1 hr 40 mins
Aberdeen	2 hrs 40 mins
Manchester	3 hrs 40 mins



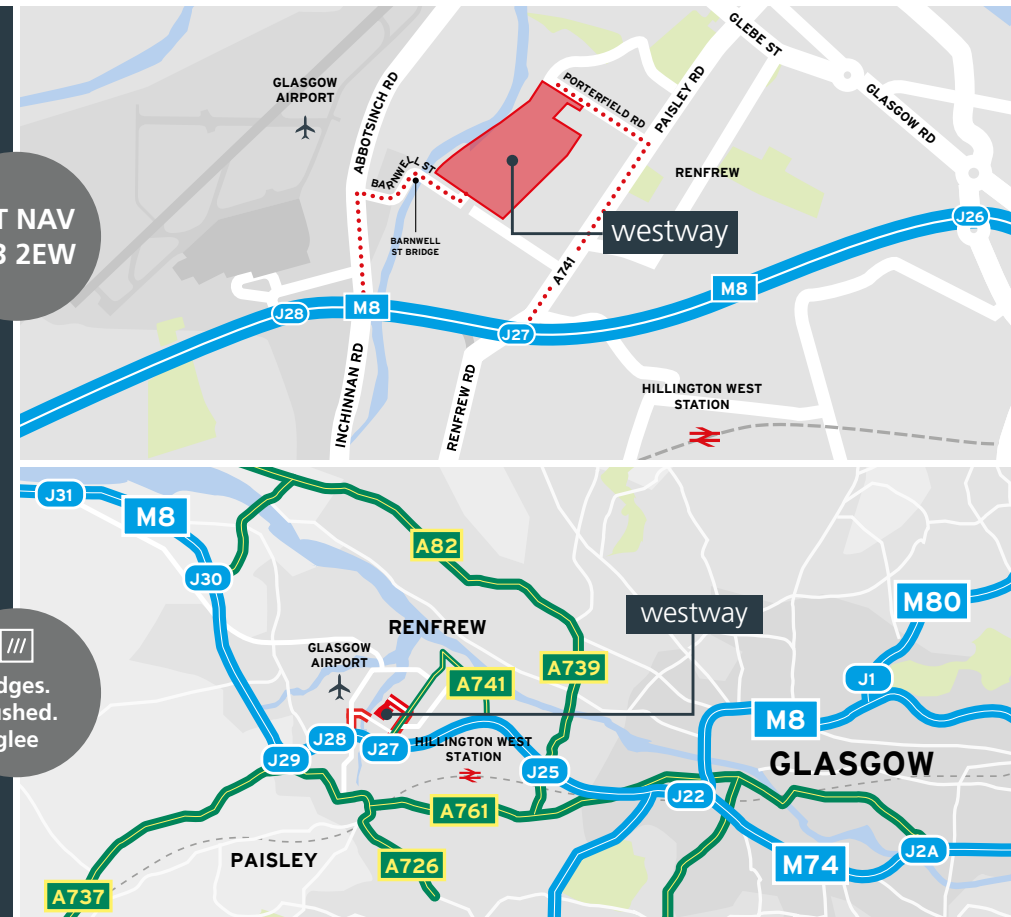
King George V Dock	5 mins
Grangemouth Freight Hub	30 mins
Eurocentral Freight Terminal	30 mins
Rosyth Container Terminal	37 mins



Glasgow Airport	2 mins
Edinburgh Airport	50 mins

SAT NAV
PA3 2EW

edges.
pushed.
glee



LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner the incoming tenant will be responsible for payment of Land & Buildings Transactions Tax (LBTT) and Registration Dues.

VAT

VAT will be payable on all quoted figures.

LEASE TERMS & RENT

The buildings are available for lease on Full Repairing & Insuring (FRI) terms. Rental dependent upon tenant's specification.

RATES

As new build industrial units the tenant should be eligible for 100% rates relief in year one under the Scottish Government's Business Growth Accelerator Relief.



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