

TO BE REFURBISHED



# High Bay Warehouse / Industrial Unit with two 50T Cranes 28,800 sq ft (2,676 sq m) **TO LET**

- 13.1m eaves height
- 24/7 manned security and CCTV
- Two 50T Cranes
- Minutes from Glasgow Airport
- Fast and easy access to M8 via J27 and J28
- Scotland's largest fully enclosed industrial/distribution park
- Adjacent to dock

## 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.

## DESCRIPTION

G1 provides high bay warehouse accommodation with the benefit of two 50T cranes, a further 10T crane and a minimum eaves height of 13.1m. The unit offers a centrally located power operated level access loading door extending to 16.7m wide by 8.7m high.

There is a further loading door in the southern elevation. The unit benefits from ground and first floor office accommodation. Externally the unit benefits from a 20m yard and car parking.





## ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	23,915	2,222
Ground Floor Offices	1,828	169.8
First Floor Offices	1,215	112.9
First Floor Storage	1,842	171.1
<b>Total</b>	<b>28,800</b>	<b>2,675.8</b>

## MAJOR OCCUPIERS



13.1M  
EAVES HEIGHT



TWO 50T  
CRANES



POWER OPERATED LEVEL  
ACCESS LOADING DOOR



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:



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

**Michael Brown**  
07809 231 449  
michael.brown@eu.jll.com



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

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