

westway

UNIT G2 ■ RENFREW ■ GLASGOW ■ PA4 8DJ

CANMOOR

TO BE REFURBISHED



Unit G2

High Bay Warehouse/Industrial Unit with 500 Tonne Crane 67,534 sq ft (6,274 sq m) **TO LET**

- 32m eaves height
- 500T and 100T cranes
- 24/7 manned security and CCTV
- Minutes from Glasgow Airport
- 50m yard
- Floor loading of up to 166kN/m²
- Scotland's largest fully enclosed industrial/distribution park
- Adjacent to dock
- 15.25m x 13.75m loading door

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

G2 provides high bay warehouse/industrial accommodation and benefits from both a 500T and a 100T crane and an eaves height of over 32m. The unit offers a centrally located power operated loading door extending to 15.24m high by 13.72m wide to the west elevation.

There are two further power operated loading doors to the north and south elevations both being 9.14m high by 8.84m wide.

The floor loading within the unit is reinforced in part to accept 166kN per sq m.

The unit has a pitched roof with 12% rooflights and benefits from external two storey office accommodation with toilet and shower facilities. Externally the unit benefits from a substantial yard extending to 50m and car parking.



ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	59,593	5,536
South West		
Ground Floor Office	2,999	279
First Floor Office	2,630	244
Internal		
Ground Floor Office	1,195	111
First Floor Office	1,117	104
Total	67,534	6,274

MAJOR OCCUPIERS



32M
EAVES HEIGHT



500T AND 100T
CRANES



24/7 MANNED
SECURITY & CCTV



FLOOR LOADING OF
UP TO 166KN PER SQ M



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. Unit G2 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.

DRIVE TIMES

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

AIRPORTS & RAIL FREIGHT HUBS

Glasgow Airport	5 mins
King George V Dock	5 mins
Edinburgh Airport	50 mins
Grangemouth Freight Hub	30 mins
Eurocentral Freight Terminal	30 mins
Rosyth Container Terminal	37 mins



FURTHER INFORMATION

For more information and a full proposal, please contact:



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