

40,000 SQ FT
PRE LET TO MAJOR
LOGISTICS OPERATOR



INDICATIVE COMPUTER GENERATED IMAGE

Comprehensively Refurbished Warehouse Unit 20,000 - 84,000 sq ft **TO LET**

AVAILABLE Q2 2021

- Minimum 7.7m eaves rising to 12.5m
- 24/7 manned security and CCTV
- Minutes from Glasgow Airport
- Fast and easy access to M8 via J27 and J28
- 43m yard
- Floor loading of 50 kN/m²
- Scotland's largest fully enclosed industrial/distribution park

GLASGOW

WESTWAY

Westway is a 130 acre self-contained Park providing office and industrial properties within a well maintained, fully secure estate. The estates 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.

DESCRIPTION

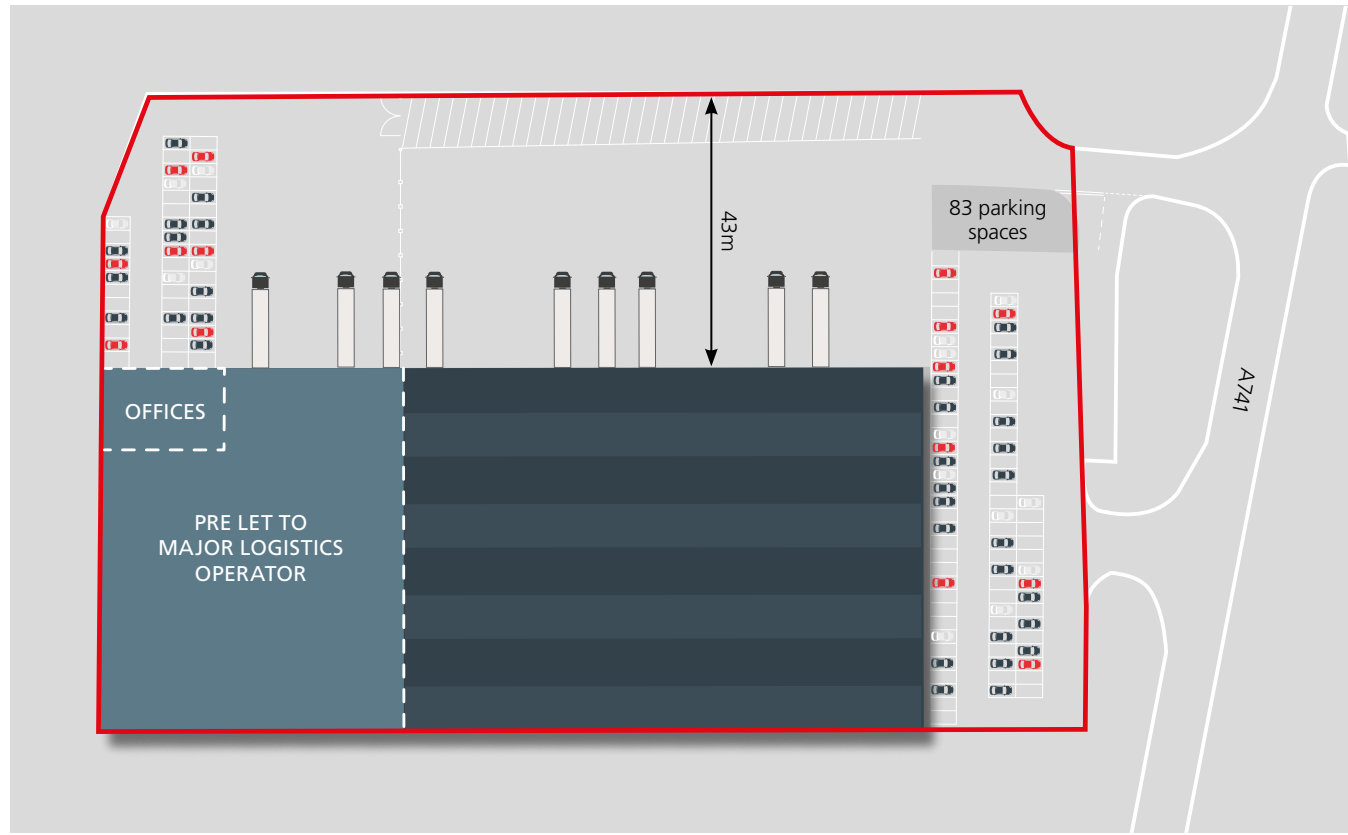
Block D provides high bay warehouse accommodation and is being comprehensively refurbished to include a new roof with roof lights, new cladding and new 9 no. 5m high ground level access loading doors. Externally a new 43m concrete yard and abundant car parking will be provided.

Block D benefits from a minimum eaves height of 7.7m rising to 12.5m and floor loading of 50 kN per sq m. Office, toilet and shower accommodation can be provided to suit occupiers requirements.



COMPREHENSIVELY REFURBISHED WAREHOUSE UNIT 20,000 - 84,000 SQ FT

MAJOR OCCUPIERS



7.7M EAVES HEIGHT
RISING TO 12.5M



FLEXIBLE
FLOOR SPACE



24/7 MANNED
SECURITY & CCTV



FLOOR LOADING
OF 50 kN/m²



43M
YARD



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 / SEA

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:



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