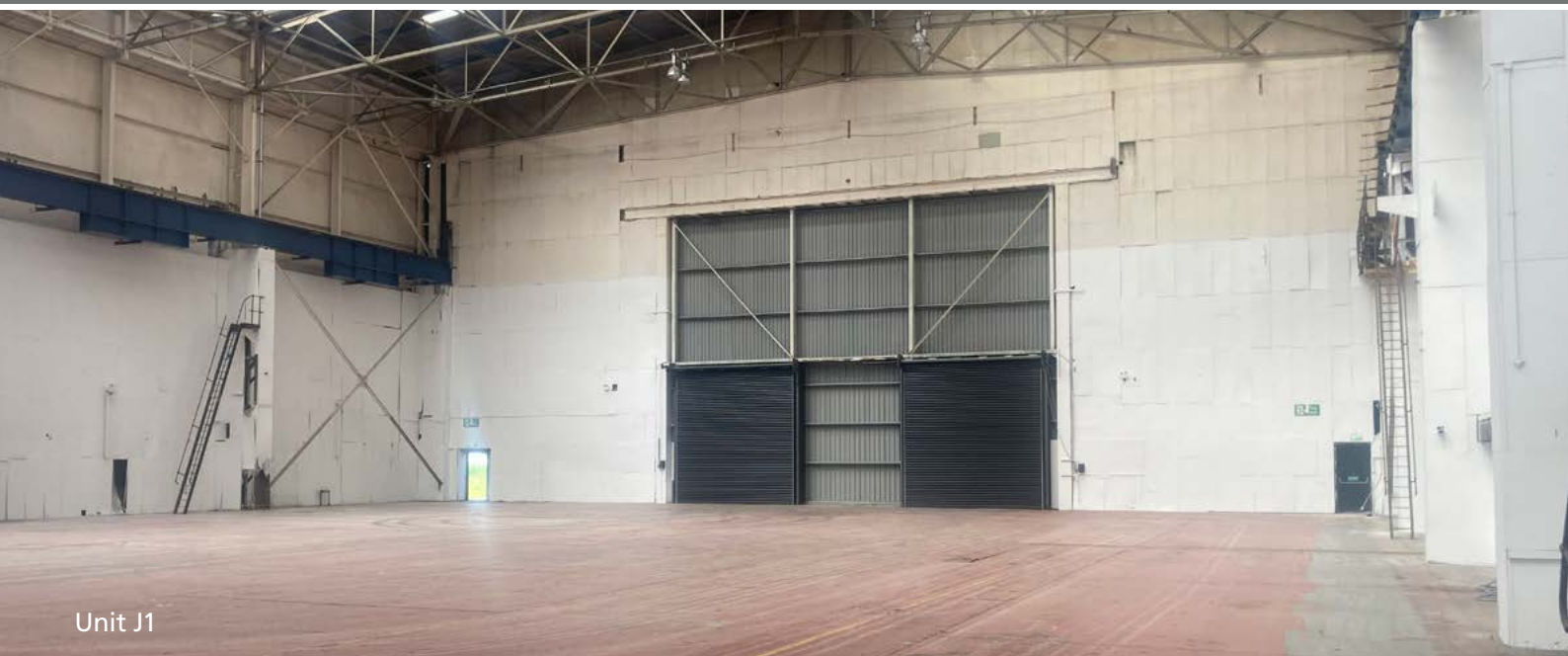




Unit J1



Unit J1



Unit J5

## Refurbished High Bay Industrial / Warehouse Units

18,498 – 26,357 sq ft **TO LET**

- 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
- Prominent location near new Barnwell Street entrance
- 17.3m - 17.6m clear internal height
- Newly refurbished

# GLASGOW





## WESTWAY

Westway comprises over 1.7 million sq ft (160,000 sq m) of high quality logistics, manufacturing and office buildings. Units range in size from 4,000 sq ft to 150,000 sq ft.

Set in an attractive, landscaped environment. The Park is fully enclosed and benefits from 24 hour security, on-site patrols and CCTV.

## DESCRIPTION

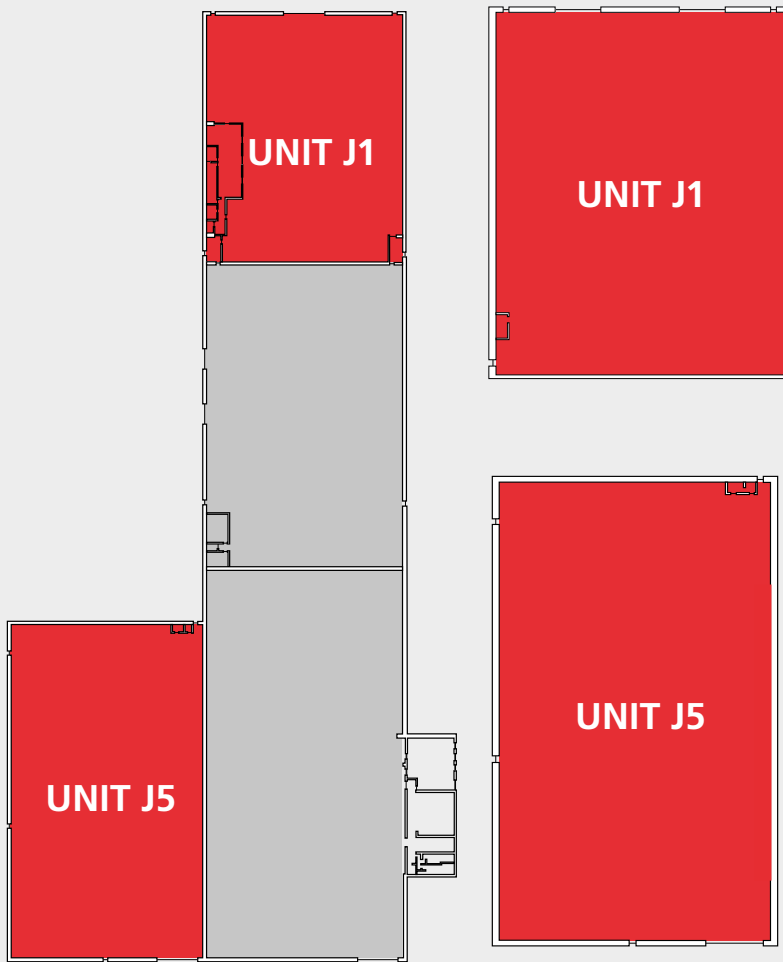
Both unit J1 and J5 provide newly refurbished high bay warehouse accommodation benefiting from the following:

- Minimum 17.3m clear internal height
- 5m x 4m loading doors (2 to Unit J1)
- 100 ton crane (Unit J5)
- 35m yard (Unit J1)

## MAJOR OCCUPIERS INCLUDE



# GLASGOW



## UNIT J1 ACCOMMODATION (GIA)

|    | sq ft  | sq m  |
|----|--------|-------|
| J1 | 18,498 | 1,719 |



2 NEW 5M x 4M  
LOADING DOORS



24/7 SECURITY  
& CCTV



25 CAR PARKING  
SPACES



35M  
YARD DEPTH



17.6M CLEAR  
INTERNAL HEIGHT

## UNIT J5 ACCOMMODATION (GIA)

|    | sq ft  | sq m  |
|----|--------|-------|
| J5 | 26,357 | 2,449 |



1 NEW 5M x 4M  
LOADING DOOR



24/7 SECURITY  
& CCTV



8 CAR PARKING  
SPACES



100 TON  
CRANE



17.3M CLEAR  
INTERNAL HEIGHT



## 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.

The main entrance is situated on Porterfield Road just off the A741 which is the main arterial route from the M8. The new entrance via Barnwell Street 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.



|            |               |
|------------|---------------|
| 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 |

## EPC

EPC to be reassessed on completion of the refurbishment.

## 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.

## FURTHER INFORMATION

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



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