



Refurbished Industrial / Warehouse Units 4,622 sq ft – 10,325 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
- New insulated roof with 10% rooflights
- Fully refurbished office and welfare accommodation
- 3.5m clear internal height

GLASGOW AIRPORT



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

L7D & E are fully refurbished industrial and warehouse units. Each benefits from a level access loading door and a minimum internal height of 3.5m.

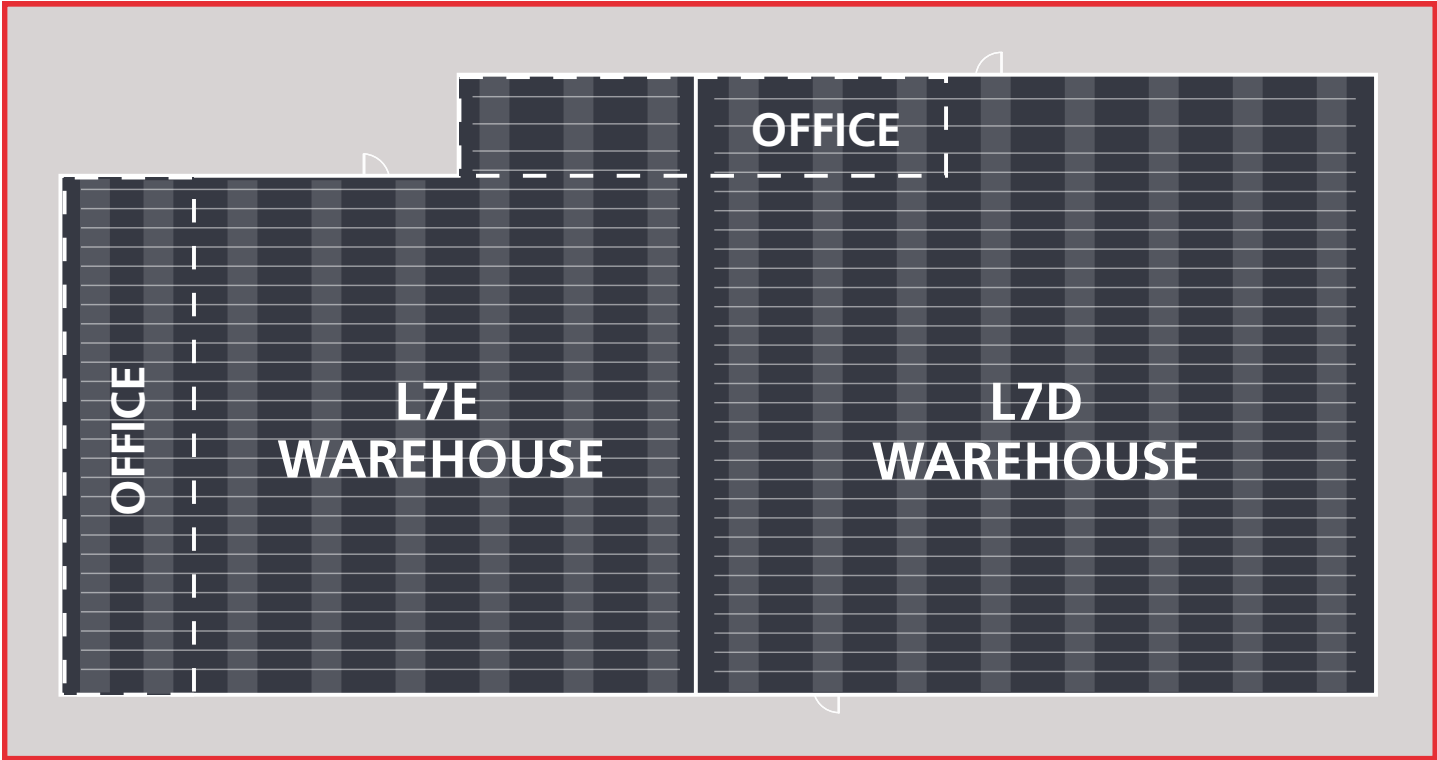
The comprehensive refurbishment includes:

- New fully insulated roof with 10% rooflights
- Refurbished office space
- Fully redecorated toilet and welfare accommodation

MAJOR OCCUPIERS INCLUDE



GLASGOW AIRPORT



ACCOMMODATION (GIA)

	sq ft	sq m
L7A		LET TO WESTWAY COOPERAGE
L7B		LET TO WESTWAY COOPERAGE
L7C		LET TO FC ROOFING & CLADDING LTD
L7D	5,663	526
L7E	4,662	433
Total	10,325	959



2 MINUTES FROM
GLASGOW AIRPORT



3.5M CLEAR
INTERNAL HEIGHT



24/7
SECURITY & CCTV



HIGHLY VISIBLE FROM
M8 & GLASGOW
AIRPORT



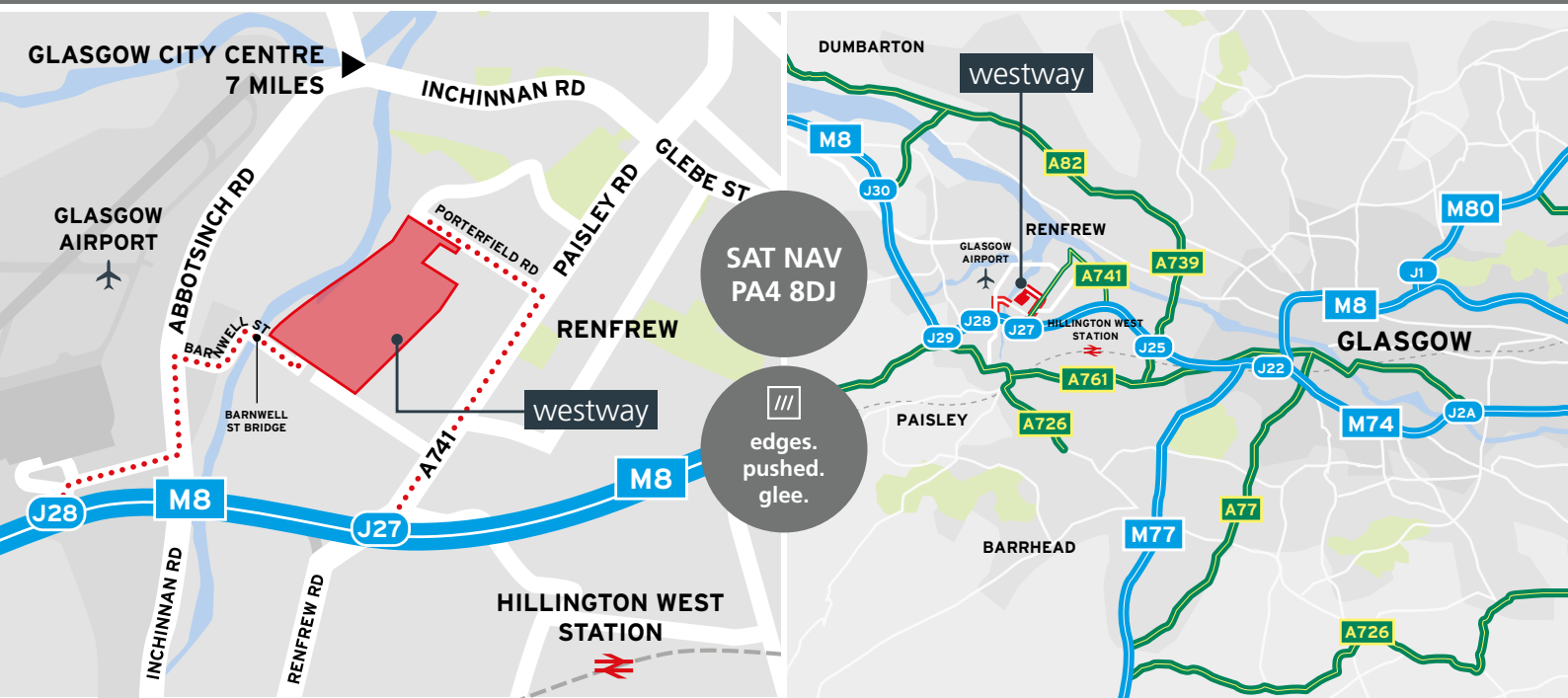
LANDSCAPED
ENVIRONMENT



FLEXIBLE
FLOOR SPACE



REFURBISHED OFFICE AND
TOILET ACCOMMODATION



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 estate can be accessed from Porterfield Road, Renfrew with the main entrance for commercial vehicles being the new gatehouse on Barnwell Street which can be accessed from the M8 via Glasgow Airport and the new Barnwell Bridge. 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, including asking terms, plans and specifications are available through our joint sole agents.



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