

FULLY
REFURBISHED

Refurbished Industrial / Warehouse Unit with Yard & Cranage

27,809 sq ft (2,584 sq m) **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
- Minimum clear internal height of 11.4m
- Dedicated 30m concrete yard & ample car parking
- Fully re clad and refurbished to EPC 'A' standard

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.

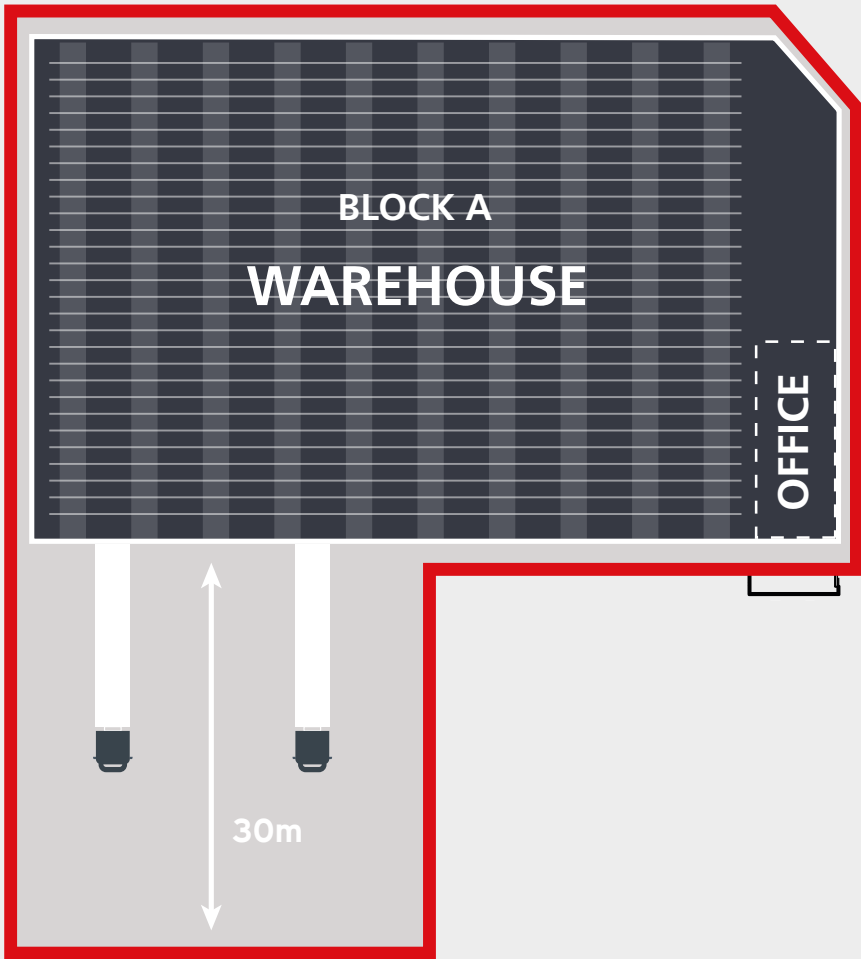
MAJOR OCCUPIERS INCLUDE

DESCRIPTION

Block A has undergone a transformative 'back-to-frame' refurbishment to include:

- New fully insulated roof with 10% rooflights
- New 30m dedicated yard
- New fully reclad elevations and refurbished, self-contained offices
- New power floated 50KN floor
- Two new 3.8m x 5m loading doors
- 11.4m clear internal height
- Ample car parking
- 1 x 10 ton crane





ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	25,233	2,344
Ground Floor Office	1,573	146
First Floor Office	1,003	93
Total	27,809	2,584



10 TON CRANE



DEDICATED 30M CONCRETE YARD



REFURBISHED OFFICE AND TOILET ACCOMMODATION



2 MINUTES FROM GLASGOW AIRPORT



HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT



LANDSCAPED ENVIRONMENT



11.4M CLEAR INTERNAL HEIGHT



24/7 SECURITY & CCTV



AMPLE ON-SITE CAR PARKING



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. Block A benefits from frontage to Porterfield Road and is adjacent to the existing Porterfield Road entrance. The new entrance via Barnwell Street provides 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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