

westway

UNIT L1-2 B&C ■ GLASGOW AIRPORT ■ PA4 8DJ

CANMOOR

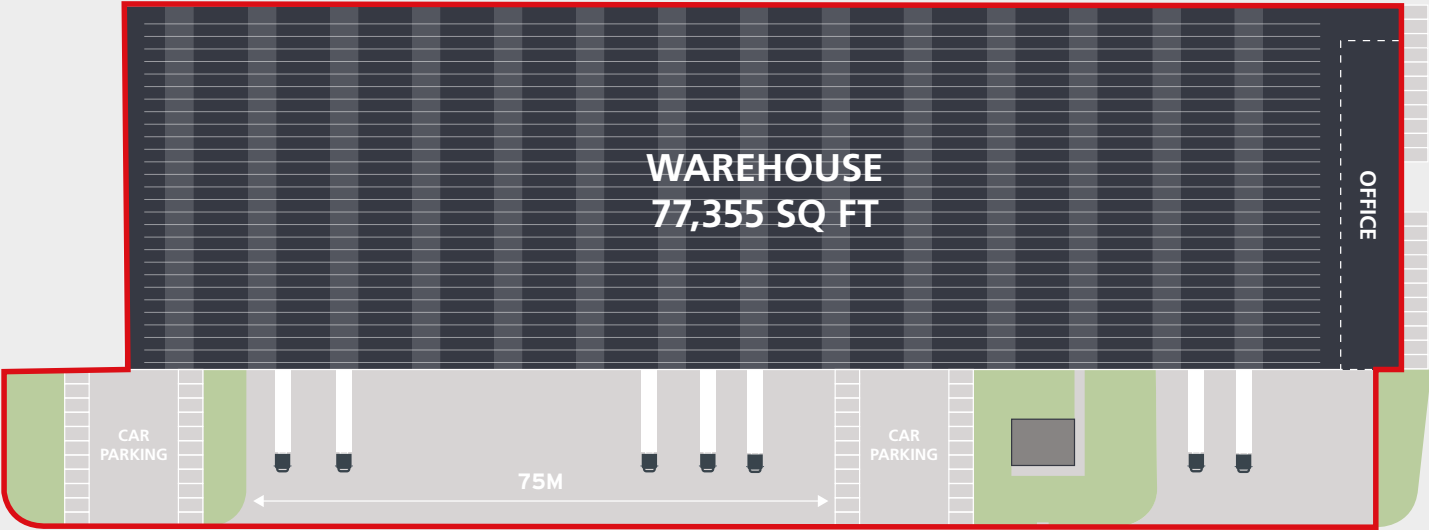


Flexible Distribution / Industrial Warehouse

20,000 - 77,355 sq ft **TO LET**

- Extensive 20m x 75m dedicated yard & ample car parking
- 7 level access loading doors
- Minimum eaves height 7.9m
- 24/7 manned security and CCTV
- Flexible floor space
- Sub-divisible and provision for 'build-to-suit' office and welfare accommodation

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*Indicative only and is subject to tenant requirements

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 manned security, on-site patrols and CCTV.

DESCRIPTION

L1-2 B&C is a warehouse and distribution facility with substantial dedicated service yard and ample on-site car parking.

The unit benefits from seven 4 x 4.5m level access loading doors and a minimum eaves height of 7.9m.

The unit can be sub-divided to accommodate smaller requirements from approximately 20,000 sq ft with 'build-to-suit' office and welfare accommodation to be installed to meet specific occupier requirements.

ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	77,355	7,186
Total	77,355	7,186

*Unit can be divided



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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 L is situated in the heart of the park benefitting from excellent access to 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
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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