

TO BE
REFURBISHED



Upgraded Distribution / Industrial Warehouse

20,000 - 56,883 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
- 5 level access loading doors
- Minimum clear internal height 7.9m
- New office/welfare pod and extended yard

GLASGOW AIRPORT

westway

BLOCK L, UNITS 1-2C ■ GLASGOW AIRPORT ■ PA4 8DJ



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

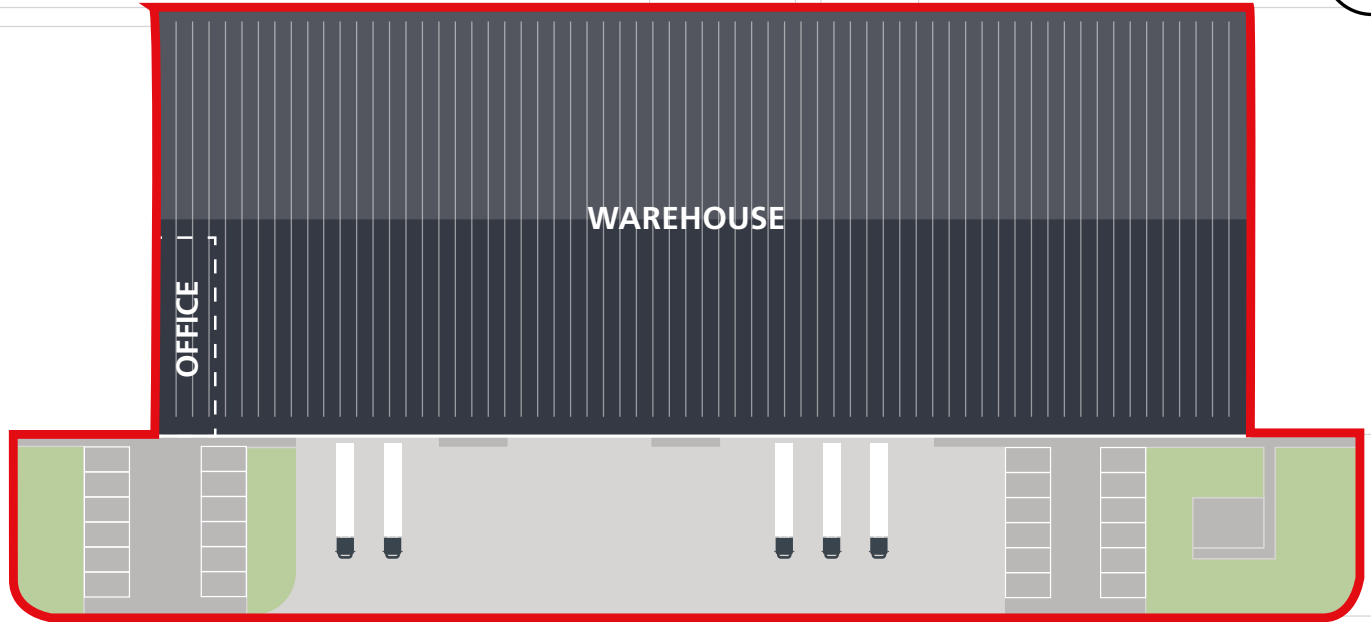
L1-2C is undergoing upgrading works to provide a new internal office and welfare pod, together with an extended concrete yard and will provide a warehouse/distribution facility of up to 56,883 sq ft (5,284.6 sq m), but is also capable of sub-division to provide units from around 20,000 sq ft (1,858 sq m). The unit benefits from:

- 5 Level access loading doors
- Minimum eaves height 7.90m
- 1,500 sq m dedicated yard
- Ample car parking

MAJOR OCCUPIERS INCLUDE



GLASGOW AIRPORT




**SELF-CONTAINED OFFICE
 POD WITH TOILETS**


**DEDICATED
 CONCRETE YARD**


**LANDSCAPED
 ENVIRONMENT**


**XX CAR
 PARKING SPACES**


**2 MINUTES FROM
 GLASGOW AIRPORT**


**HIGHLY VISIBLE FROM
 M8 & GLASGOW
 AIRPORT**

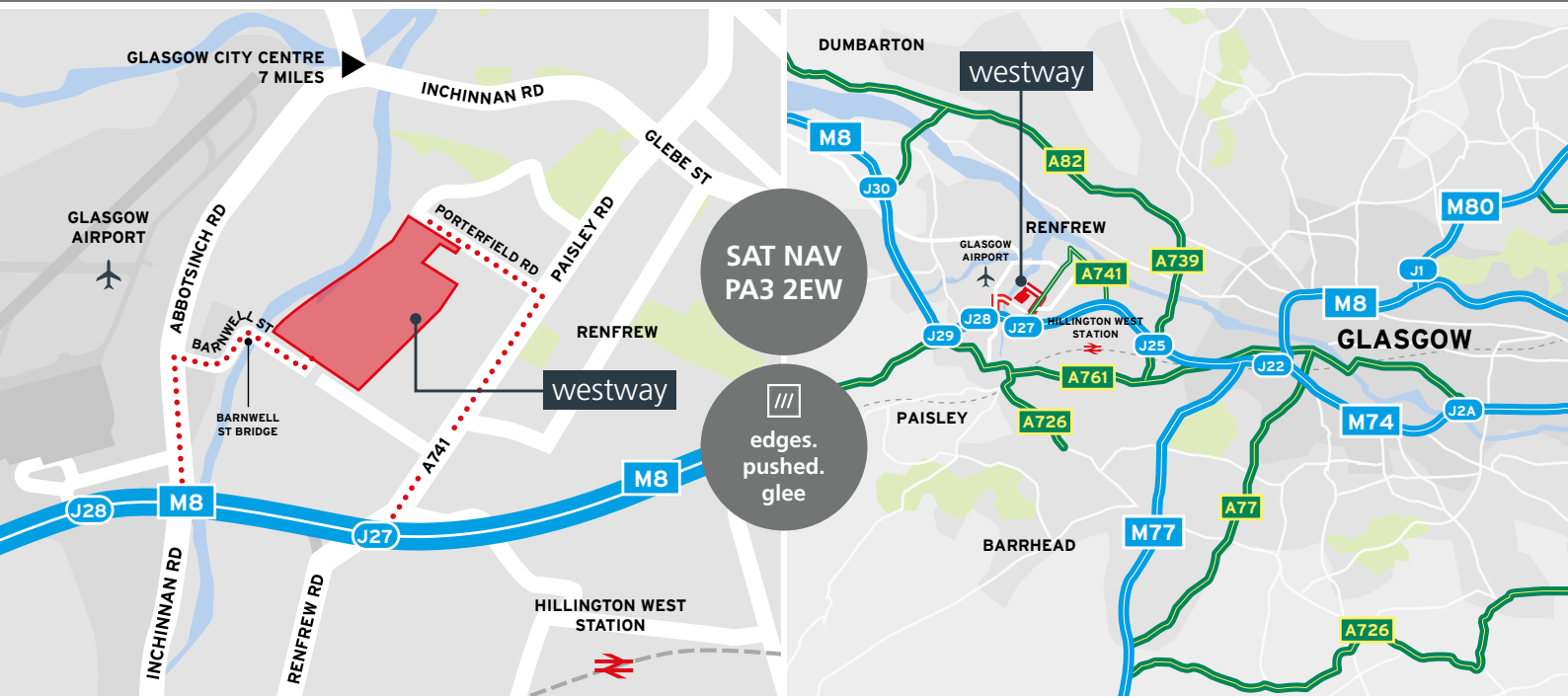

**7.9M CLEAR
 INTERNAL HEIGHT**


**24/7
 SECURITY & CCTV**



ACCOMMODATION (GIA)	sq ft	sq m
Option 1	56,883*	5,284.6*

*Potential to split



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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