

For Sale | Large Commercial Development Opportunity

CBRE

Glasgow Gait

16.73 acres (6.77 hectares)



GLASGOW GAIT,
LONDON ROAD,
G32 8XP

PRIME GLASGOW LOCATION





The Opportunity

— Indicative Boundary



M74 Junction 2A
1 mile



Carmyle Train Station
10 min walk



Highly Prominent Site
on London Road



Established & Prime
Industrial location



Location

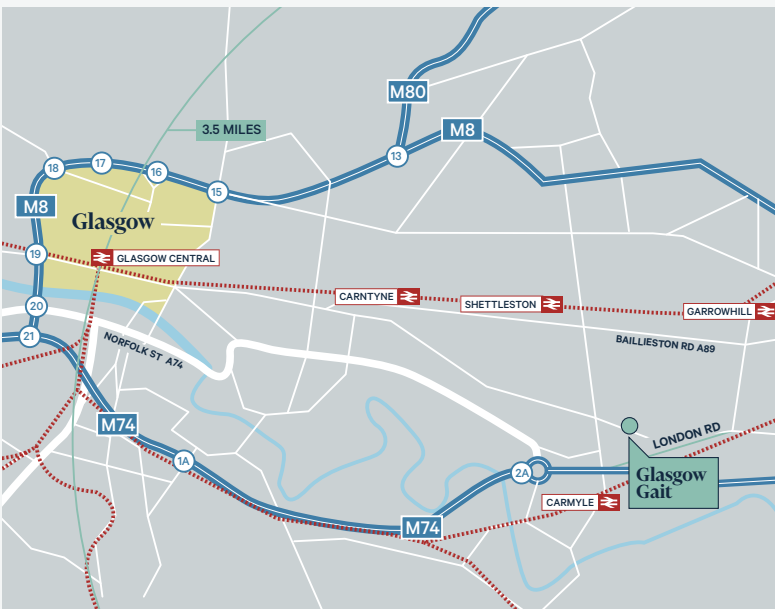
The site is located approximately **3.5 miles** to the east of Glasgow City Centre and is situated on London Road, which forms one of the main routes west into the City Centre.

The character of the surrounding area is predominantly commercial in all directions of the subject site with nearby occupiers including Wickes, The Range, Iceland and builders merchants, Jewsons, whilst there's also a strong motor trade element in the vicinity.

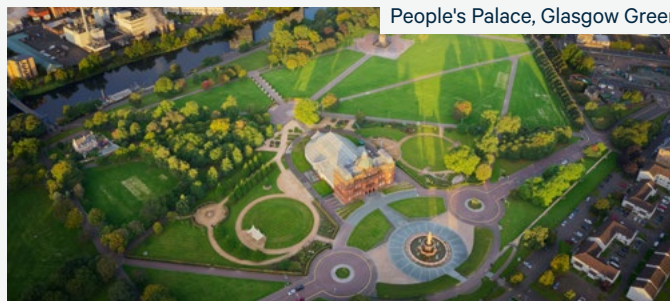
The East End of Glasgow is a popular industrial location due to significant investment by Clyde Gateway. The M74 motorway, and the construction of the 4 way motorway junction (2A) has significantly improved connectivity, journey times and has ultimately made this location very attractive to occupiers. The junction has added further convenience to the area with the addition of McDonalds, KFC, Costa Coffee, Starbucks and a Premier Inn with restaurant.

Recent industrial development in the local area has generally been successful and has attracted occupiers such as DHL, Network Rail, DPD, BT, Siemens & SGN to this location.

Within close proximity of the site there are a number of successful industrial estates and developments namely Clyde Gateway East, Rutherglen Links Business Park, Clydesmill Industrial Estate and Cambuslang Investment Park.



The Clyde, Glasgow



People's Palace, Glasgow Green

Description



The subjects is a large and regular shaped vacant site situated on London Road. The site gradually slopes up towards Hamilton Road. The site is split by the existing service road, however the majority is unaffected and has the ability and flexibility to accommodate a range of unit sizes and schemes.



DRIVE TIMES

Glasgow City Centre
18 minutes (11 miles)

Falkirk
32 minutes (22.7 miles)

Stirling
33 minutes (25.5 miles)

Edinburgh
42 minutes (36 miles)

Carlisle
1 hour 36 minutes (91 miles)

Manchester
3 hours 28 minutes (210 miles)

Birmingham
4 hours 36 minutes (284 miles)

Planning

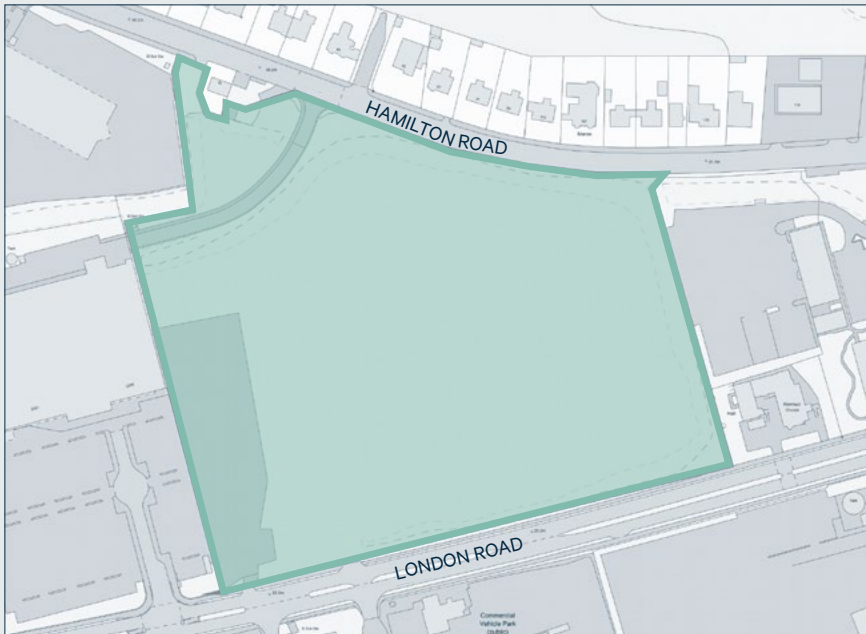
The Statutory Development Plan covering the site comprises National Planning Framework 4 (NPF4) (adopted 2023), and Glasgow City Development Plan (CDP) (adopted 2017). Whilst time-dated, until replaced, the adopted CDP sets out the Council's vision and strategy for land use whilst also providing the basis for assessing planning applications along with its associated Supplementary Guidance.

The Proposals Map which accompanies the adopted City Development Plan provides a spatial representation of the key LDP policies. The site is defined a 'Network of Centres – Other Retail and Commercial Leisure Centre' where Policy CDP4 applies. Glasgow Gait is described as one of the biggest retail development opportunities in the City. An extant planning permission is in place for a retail warehouse. This is confirmed via a Certificate of Proposed Lawful Use (Ref. 07/02844/DC).

Should there be no retail demand, we believe the site is suitable for other employment generating uses within Classes 4 (Office), 5 (General Industry) & 6 (Storage & Distribution).

Further information is available from **Teri Porter** at **Porter Planning**.

Teri Porter
Director
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OWNERSHIP

At present, the majority of the site is held on a ground lease for a term of 159 years at £1 per annum. The vendor has the option to acquire the heritable interest of the ground lease from Glasgow City Council, subject to further discussions.

— Indicative Boundary

Access to the data room is available upon registration of interest with the sole selling agents, including:

TECHNICAL INFORMATION



SITE INVESTIGATION(S)



COAL MINING REPORT



LEGAL SEARCH



UTILITIES INFORMATION



TITLE INFORMATION



PLANNING DOCUMENTS



TOPOGRAPHICAL SURVEY



Offers

Interested parties should register their interest with the sole selling agents at an early stage in order to be kept advised of any potential closing date which may be set.

Please note that our client is not obliged to accept the highest or indeed any offer submitted for the site.

VAT

The property is VAT elected therefore VAT will be payable on the transaction.

Legal Costs

Each party will bear its own legal costs in any transaction and the purchaser will be responsible for any LBTT, registration dues and VAT.

Contact us

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CBRE

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