westway

BLOCK A ■ GLASGOW AIRPORT ■ PA3 2EW

CANMOOR









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 reclad and refurbished to EPC 'A' standard

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WESTWAY

Westway comprises over 1.6 million sq ft (150,000 sq m) of high quality logistics, manufacturing and office buildings. Units range in size from 4,000 sq ft to over 200,000 sq ft set in an attractive, landscaped environment.

Westway at Glasgow Airport is the largest, fully-enclosed industrial estate in Scotland and benefits from 24 hour, seven days a week security, including manned access gates, CCTV coverage throughout the site and regular patrols.

MAJOR OCCUPIERS INCLUDE

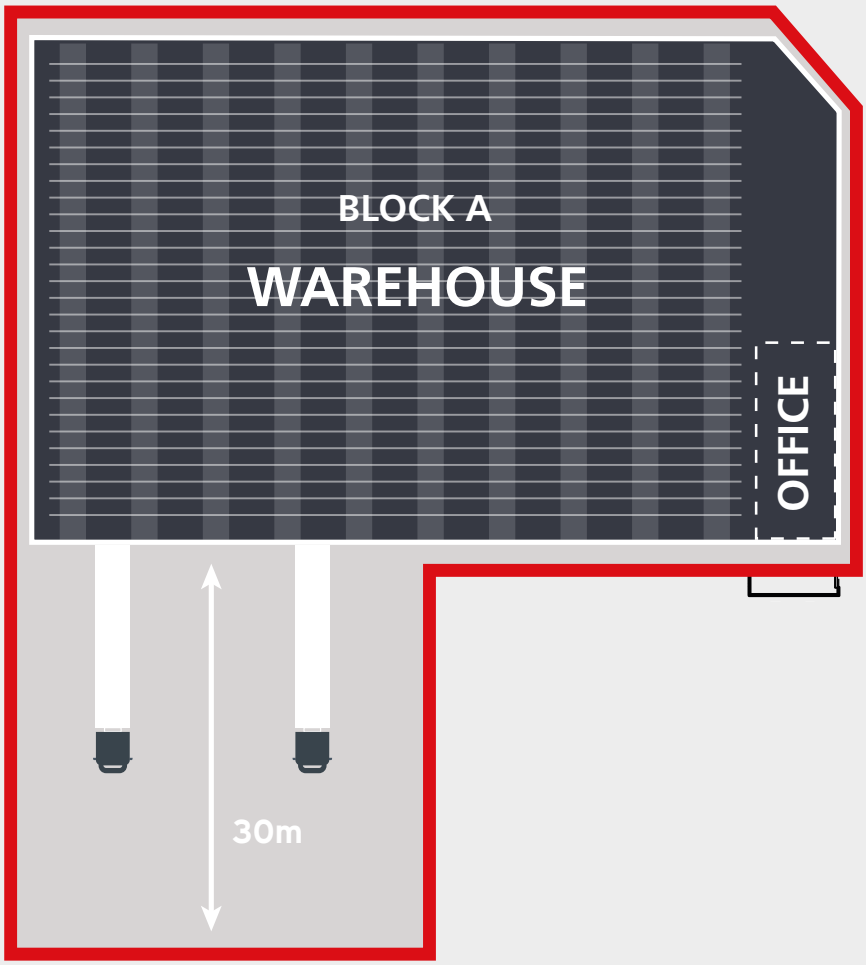
STAR REFRIGERATION, KWE, ALTRAD, AMG, NHS, University of Strathclyde Glasgow, Filshill, bulletexpress, StederGroup, DSV, Malin Fabrication

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

GLASGOW AIRPORT



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

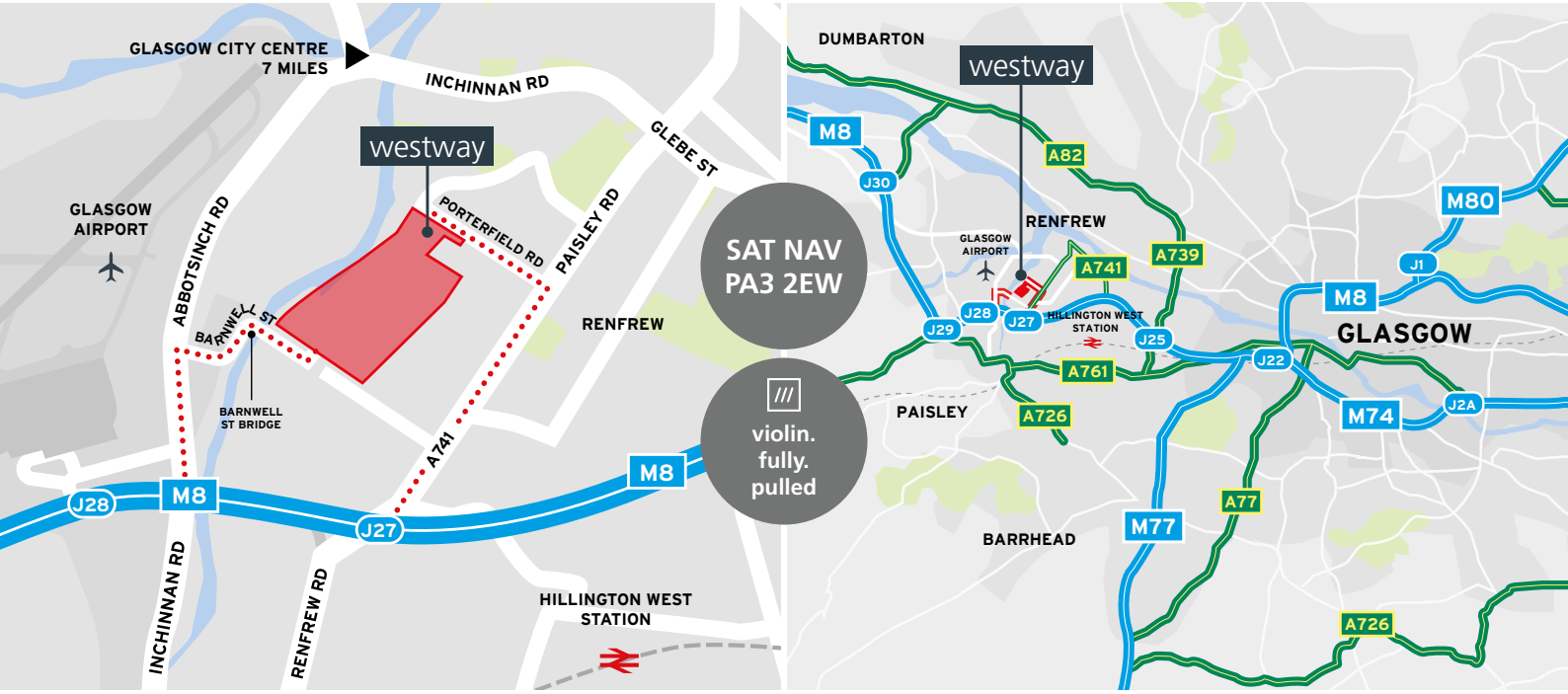
24/7 SECURITY & CCTV

AMPLE ON-SITE CAR PARKING

westway

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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 staff entrance is situated on Porterfield Road just off the A741 which gives access to J27 of the M8. The main commercial vehicle access is via Barnwell Street and provides direct access to the airport, J28 of the M8 and Glasgow Airport Investment Area/AMIDS in just 2 minutes.

Westway benefits 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

EPC

EPC to be reassessed on completion of the refurbishment.

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

FURTHER INFORMATION

Further information, plans and specifications are available through our joint agents.

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.

Ryden.co.uk
0141 204 3838

Alan Gilkison
07770 331 525
alan.gilkison@ryden.co.uk

Gregor Harvie
07765 255 988
gregor.harvie@ryden.co.uk

Tom Conway
07827 197 068
tom.conway@ryden.co.uk

Colliers
0141 226 1000
colliers.com/uk/industrial

Iain Davidson
07795 010 118
iain.davidson@colliers.com

Colin McManus
07795 613 227
colin.mcmanus@colliers.com

JLL
0141 248 6040

Andrew McCracken
07775 813 538
andrew.d.mccracken@jll.com

Scott McPherson
07596 316 625
scott.mcpherson@jll.com

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