westway

UNIT K4 ■ GLASGOW AIRPORT ■ PA4 8DJ

CANMOOR



Refurbished High Bay Warehouse Unit

60,456 sq ft **TO LET**

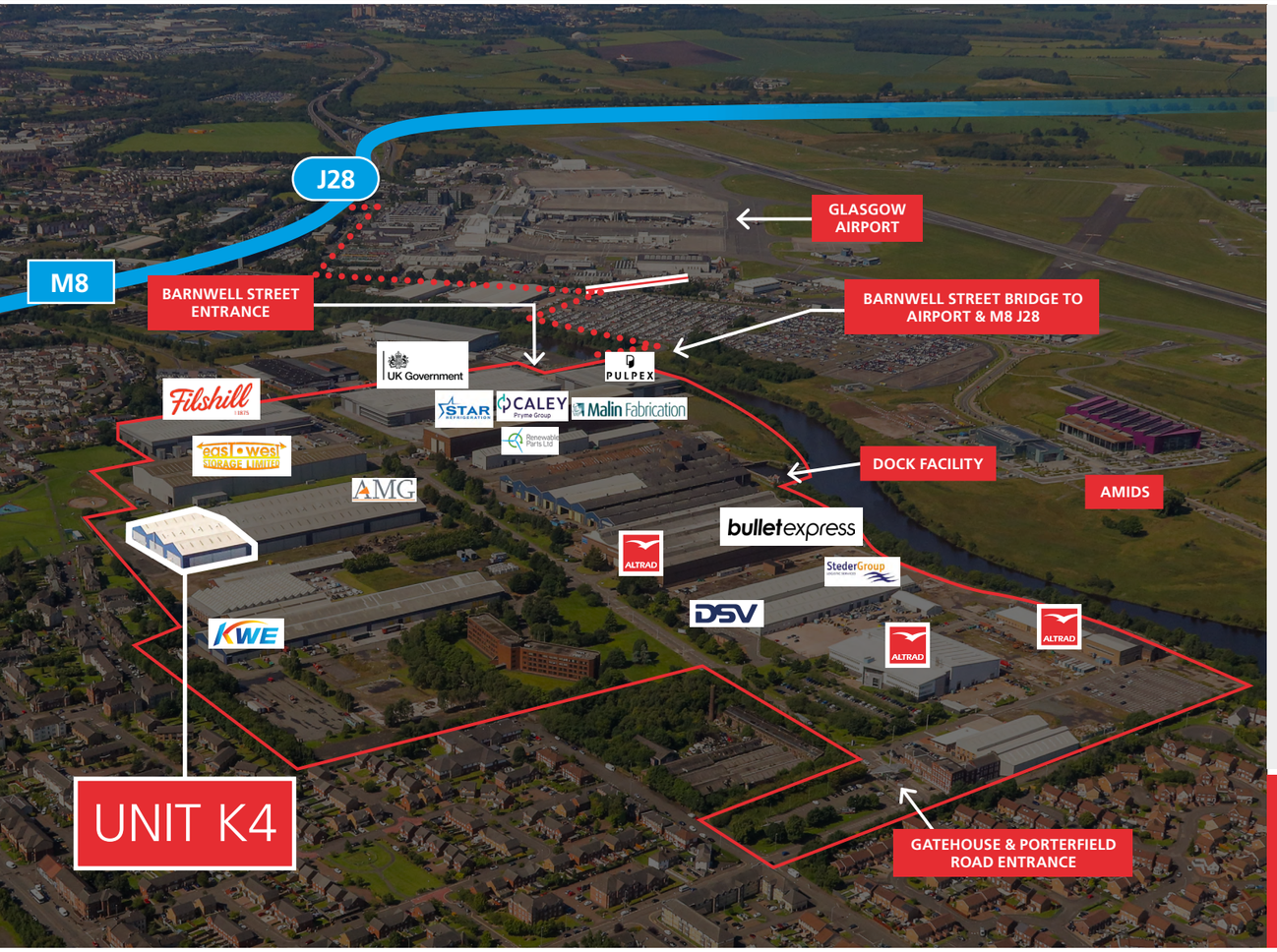
- 12.4m eaves height
- 4 level access loading doors
- Refurbished offices
- 24 Hour Security
- CCTV
- On site cafe and lorry park

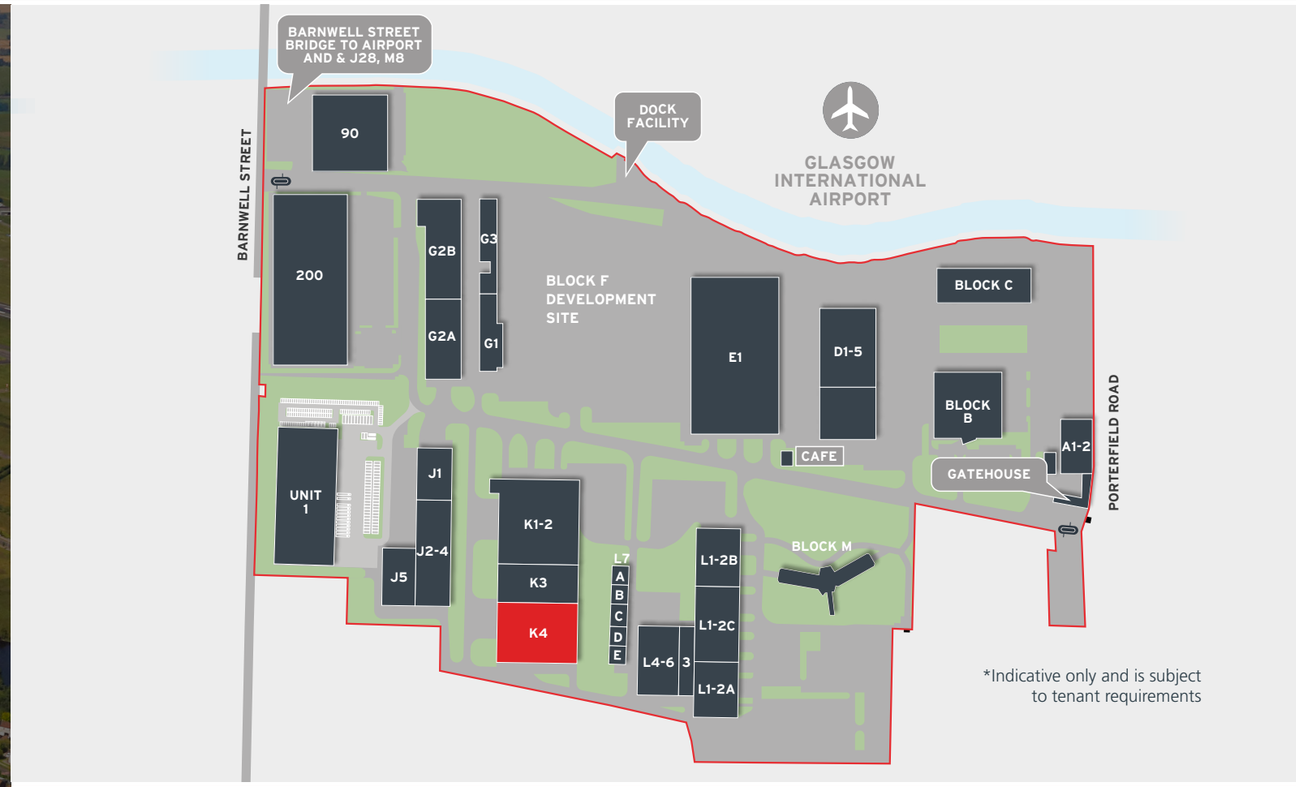
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*Indicative only and is subject to tenant requirements

12.4M EAVES HEIGHT

REFURBISHED OFFICES

2 MINUTES FROM GLASGOW AIRPORT

LANDSCAPED ENVIRONMENT

HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT

24/7 SECURITY & CCTV

DEDICATED YARD AND AMPLE PARKING

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

Unit K4 is a modern warehouse and distribution facility benefiting from a large service yard and generous on-site car parking.

The unit is designed to accommodate a range of occupier requirements, with multiple loading access points and excellent internal clear height. High-quality office and welfare accommodation is provided, making the unit suitable for a variety of industrial and logistics operations.

ACCOMMODATION (GIA)

	sq ft	sq m
Office	1,978	183.8
Warehouse	58,478	5,432.8
Total	**60,456**	**5,616.6**

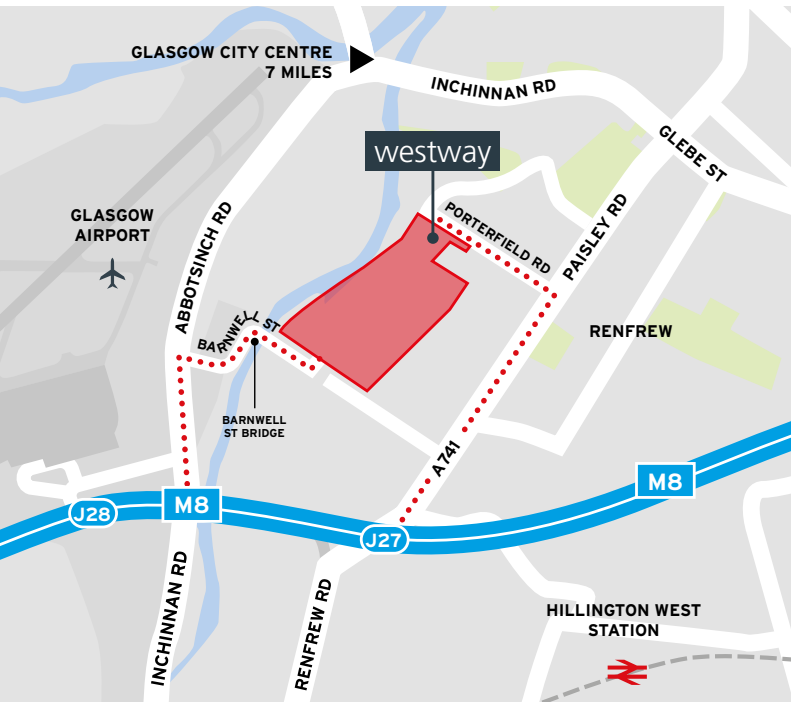


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LOCATION

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	2 mins
Edinburgh Airport	50 mins

EPC

EPC rating is A4.

RATEABLE VALUE

£340,000 (under appeal).

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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