

For Sale | Large Commercial Development Opportunity

CBRE

# Glasgow Gait

5 - 12.73 acres (5.06 hectares)



GLASGOW GAIT,  
LONDON ROAD,  
G32 8XP

PRIME GLASGOW INDUSTRIAL LOCATION



Site 2 Under Offer

Site 1 Available

▶ PLAY VIDEO



M74 Junction 2A  
1 mile



Carmyle Train Station  
10 min walk



Highly Prominent Site  
on **London Road**



Established & Prime  
**Industrial location**



The Clyde, Glasgow



People's Palace, Glasgow Green

# 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.

# Description



— Indicative Boundary



## 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 in 2023 and Glasgow City Development Plan (CDP) adopted in 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.

It should also be noted that City Development Plan 2 is under preparation with public consultation planned for August 2026.

The Proposals Map which accompanies the adopted CDP, provides a spatial representation of the key LDP policies. The site is defined as 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 retail planning permission is in place for 285,000 sq ft of retail development. This is confirmed via a Certificate of Proposed Lawful Use (ref 07/02844/DC).

The draft City Development Plan 2, it is understood, will identify 6.2 hectares at Glasgow Gait as a Brownfield Development Opportunity suitable for industrial, storage and distribution, and retail or quasi retail uses such as car showrooms. Further information is available from Glasgow City Council or the Seller's Planning Consultant.

## TECHNICAL INFORMATION



SITE  
INVESTIGATION(S)



SUMMARY  
REPORT



TOPOGRAPHICAL  
SURVEY



TITLE  
INFORMATION



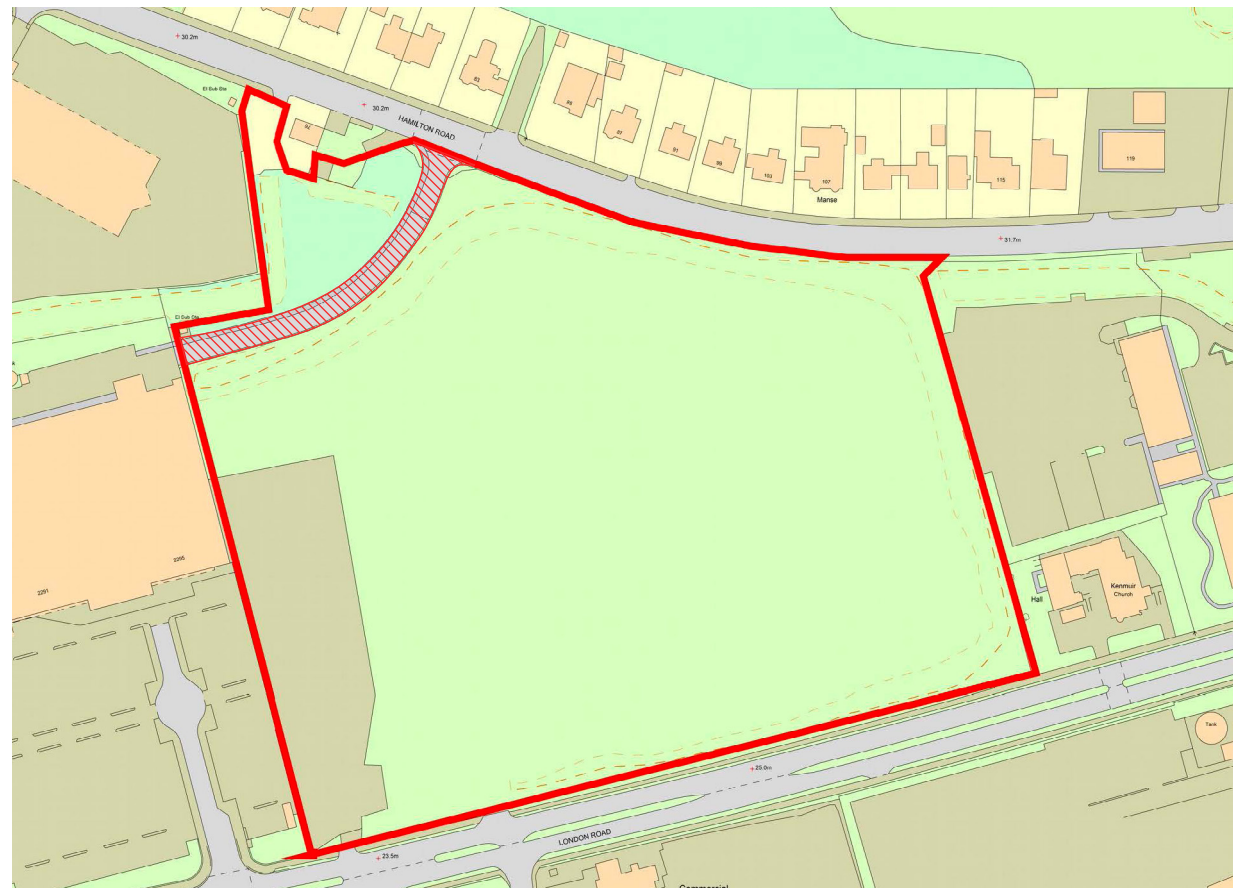
PLANNING  
DOCUMENTS

— Indicative Boundary



Hamilton Road Service Road

Promap Ordnance Survey Crown Copyright 2023





## Offers

Interested parties should register their interest with the sole selling agents at an early stage.

Our client will prioritise offers with as few conditions as possible.

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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