To Let | Industrial Warehouse

CBRE

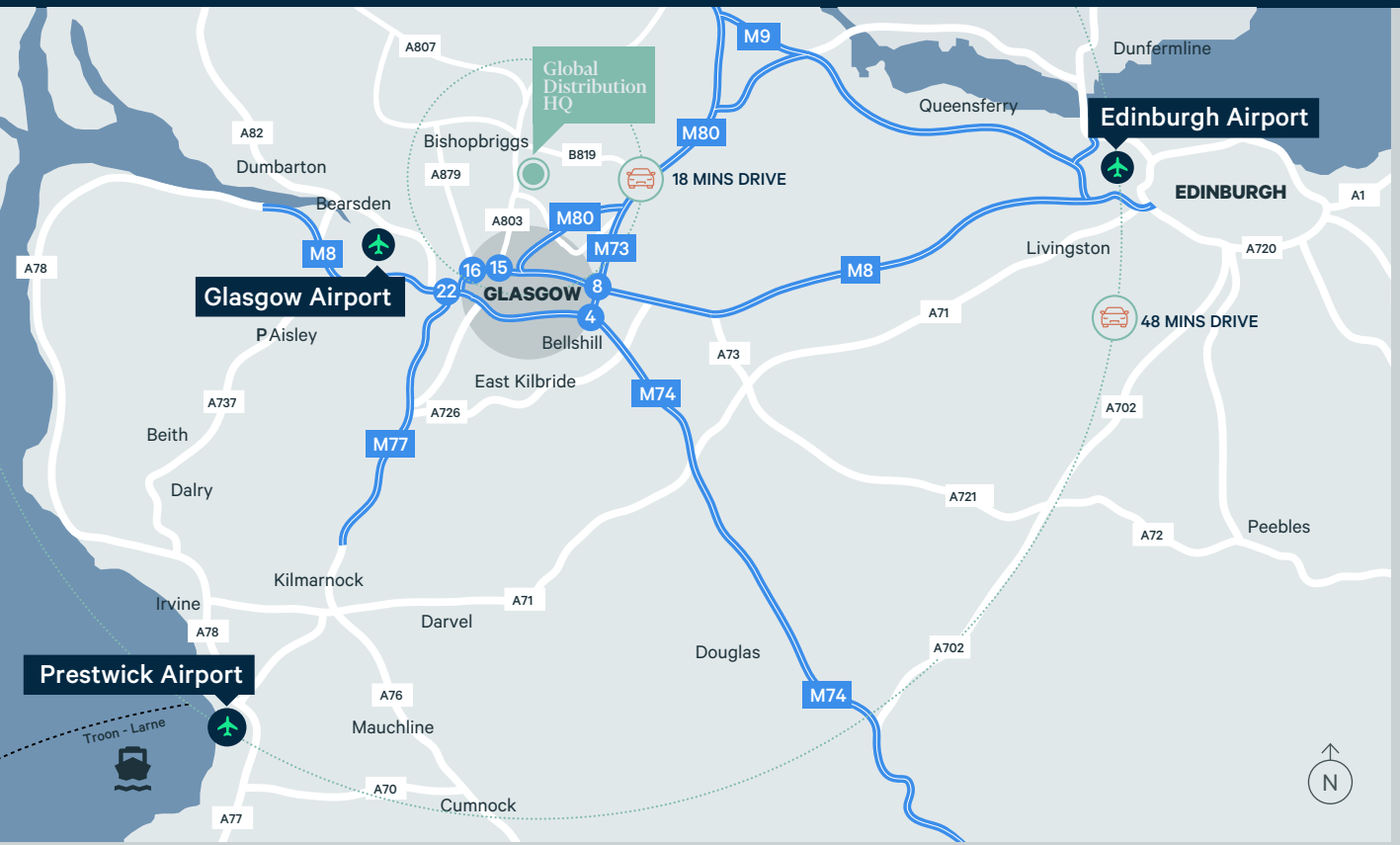
Global Distribution HQ
Glasgow's Big Box

WESTERHILL RD
BISHOPBRIGGS
GLASGOW
G64 2QT

SUBSTANTIAL 231,603 SQ FT TO 873,119 SQ FT DISTRIBUTION FACILITY

Play Video











Location

Bishopbriggs is located approximately 5 miles north of Glasgow City Centre and 49 miles east of Edinburgh. Bishopbriggs benefits from good transport links, being located close to Junction 2 of the M80 and Junction 15 of the M8 motorways. The M73/M74 interchange is situated approximately 12 miles to the south east via the M8/M73.

Glasgow Airport and Edinburgh airport are approximately a 13 miles and 45 miles respectively from Bishopbriggs. Scotland's principal air freight terminal, Prestwick, is situated approximately 36 miles south-west and provides passenger and air freight transportation worldwide.

Location	Distance	Drive Time
Glasgow	5 miles	18 mins
Glasgow Airport	13 miles	23 mins
Prestwick Airport	36 miles	48 mins
Edinburgh Airport	45 miles	48 mins
Edinburgh	49 miles	1 hour 9 mins
Aberdeen	144 miles	2 hours 41 mins
Inverness	169 miles	3 hours 13 mins
Carlisle	97 miles	1 hour 45 mins
Manchester	218 miles	3 hours 34 mins
Birmingham	291 miles	4 hours 40 mins
London	413 miles	6 hours 51 mins

Situation

Bishopbriggs is an affluent suburb of Glasgow and the subject property is situated on Westerhill Road within Westerhill Business Park.

Westerhill Road is located 2 miles north of Bishopbriggs town centre and the surrounding area is predominantly mixed use commercial with the wider area being mainly residential in nature. Moulsdale Foundation and McGavigan Engineering both occupy large offices situated immediately south of the units. Strathkelvin Retail Park is also located to the north of the property.

Tenants at the retail park include Marks & Spencer, Next, Boots, Frankie & Benny's and Costa Coffee.

Moulsdale Foundation	1
John McGavigan Engineering	2
Strathkelvin Retail Park	3
Dawn Homes Residential Development	4
Asda Superstore	5
Bishopbriggs Town Centre	6



Description





2 X SUBSTANTIAL DISTRIBUTION UNITS WITH OFFICE CONTENT ON LARGE SITE

THE DISTRIBUTION WAREHOUSES ARE OF STEEL PORTAL FRAME CONSTRUCTION WITH AN EAVES HEIGHT OF APPROXIMATELY 8M

DC1 HAS 12 DOCK LEVELLERS, DC2 HAS 3 DOCK LEVELLERS AND DC3 HAS 6 LOADING BAYS

A SEPARATE OFFICE BLOCK ARRANGED OVER GROUND AND 3 UPPER FLOORS

FLOOR LOADING FROM 40K/M2 TO 150KN/M2

442 SURFACE CAR PARKING SPACES

2 X GATEHOUSES

The Site

The site comprises three separate parts and extends to approximately 27.19 hectares (67 acres).

The site can be broken down into the following component parts:

DC1	29 acres
DC2 & DC3	28 acres
Additional Land	10 acres

The site cover is approximately 30 % of the overall acreage and sites DC1 and DC2/DC3 are linked by an underpass below Westerhill Road.

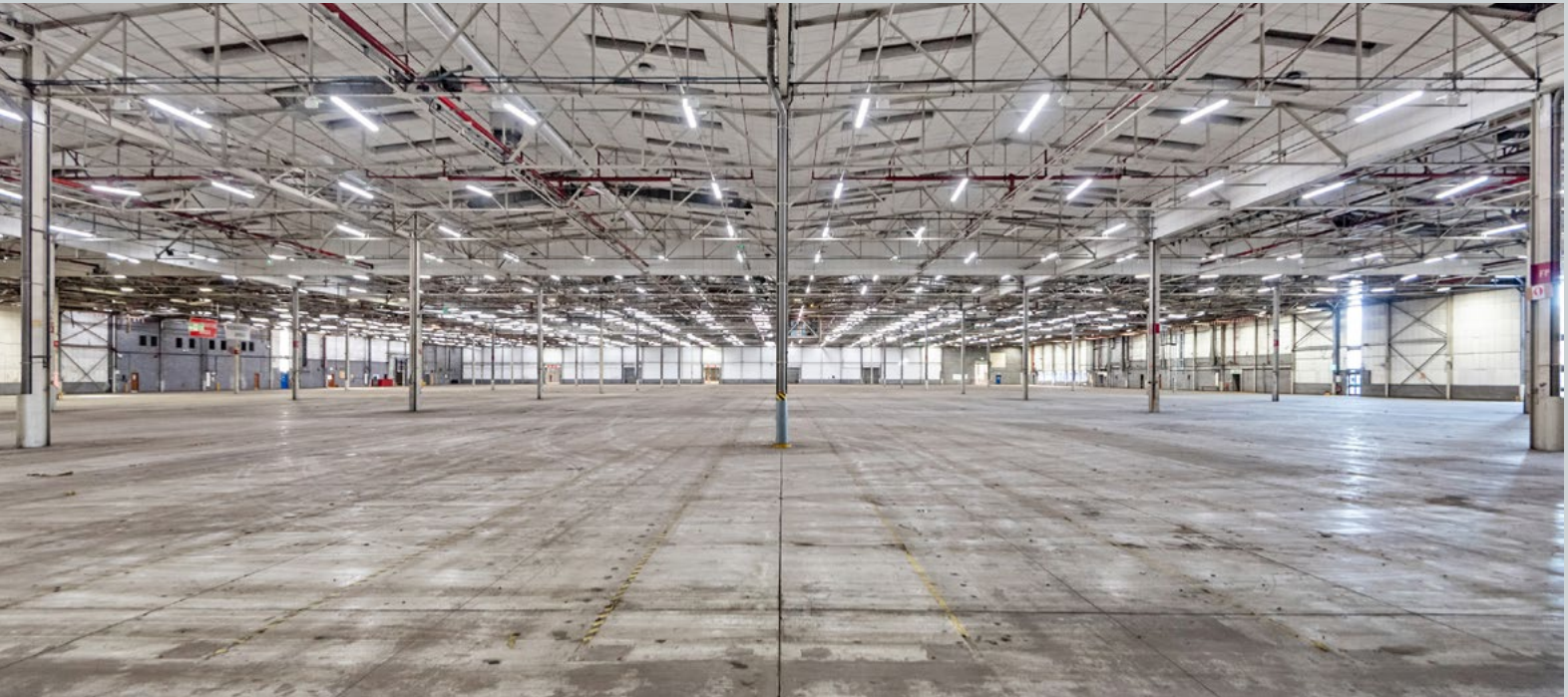




Accommodation

Unit	Use	SQ M	SQ FT
Distribution Centre 1 (DC1)	Storage	21,734 GIA	231,603 GIA
Distribution Centres 2 & 3 (DC2 & DC3)	70% Storage 30% Distribution	48,810 GIA	525,398 GIA
Headquarters Offices Building	Offices	10,570 NIA	113,774 NIA
Total		**81,114**	**873,119**





Lease Terms

The units are available on the basis of a new Full Repairing & Insuring basis (FRI).

The landlord will consider interest in part or in it's entirety.

Rent

The quoting rent is available on application.

Rateable Value

We understand that the subjects have a current RV of £1,217,000 for the Warehouse Accommodation. The Headquarters Offices Building has a RV of £400,000. Ingoing occupiers should make their own enquiries with the Scottish Assessors: **www.saa.gov.uk**

EPC

The EPC is available on request.

VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction,with the in going tenant liable for any Land and Building Transaction Tax or Registration Fees.



Contact

For further information or to arrange an inspection please contact the sole agents:

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CBRE

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