

TO LET – RETAIL / CAFÉ PARTNER OPPORTUNITY

PURPOSE-BUILT AMENITY BUILDING – GREENWHEEL ELECTRIC LOMONDGATE, DUMBARTON

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NEWMARK

Summary

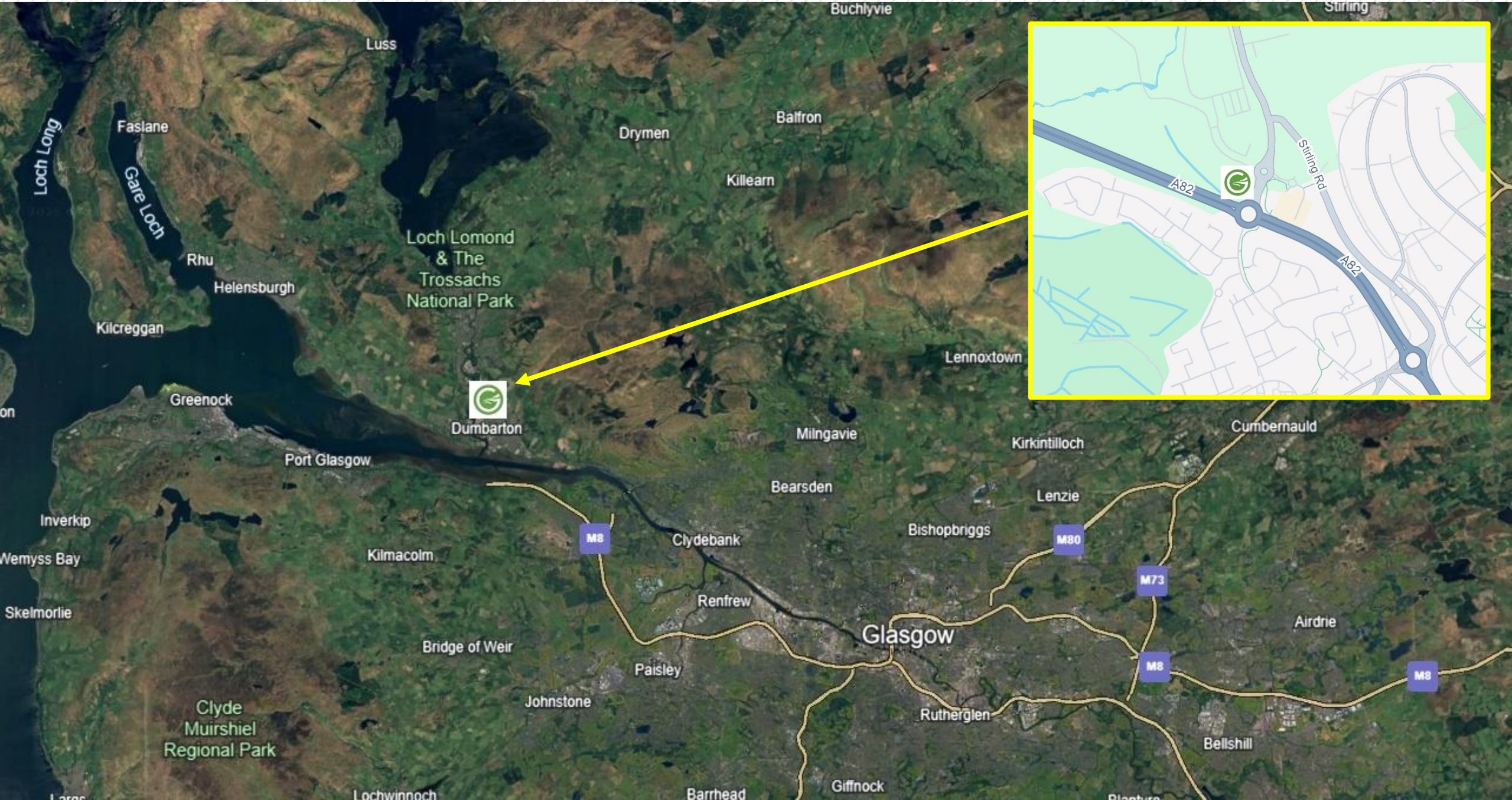
- TO LET ancillary amenity building within Greenwheel Electric EV Drive-to Service Station
- Located on the northern periphery of the town of Dumbarton
- Situated south-west of Stag Roundabout on the A813 adjacent to Lomondgate Services
- Excellent transport connections, with direct access to the A82
- Flexible Class 1A (Retail), Class 3 (Café), & ancillary Class 4 (Office) space
- Approximately 393.5 sq m (4,236 sq ft) GIA of proposed accommodation
- Site extending to 1.26 acres (0.51 hectares)
- Leasehold upon completion
- Landlord will work in partnership with operators on layout/specification

Average Daily Traffic Flow	
Cars & Taxis	26,765
LGVs	6,051
HGVs	978
Pedal Cycles	8
Motorcycles	239
Buses & Coaches	150
Total Vehicles	34,191

1,701 sq ft — Class 1A (Retail) space

829 sq ft — Class 3 (Café) space

1,706 sq ft — Class 4 (Office) space


Buchlyvie
Stirling
Luss
Loch Long
Faslane
Gare Loch
Drymen
Balfron
Killearn
Loch Lomond & The Trossachs National Park
Rhu
Helensburgh
Kilcreggan
Lennoxtown
Greenock
Dumbarton
Milngavie
Cumbernauld
Kirkintilloch
Port Glasgow
Bearsden
Lenzie
Inverkip
Wemyss Bay
Clydebank
Bishopbriggs
Kilmacolm
Renfrew
Skelmorlie
Glasgow
Airdrie
Bridge of Weir
Paisley
Johnstone
Rutherglen
Bellshill
Clyde Muirshiel Regional Park
Lochwinnoch
Barrhead
Giffnock
M8
M80
M73
A82
Stirling Rd

LOCATION

The subjects are located on the northern periphery of the town of Dumbarton, a former shipbuilding, glassmaking and whisky hub; now a commuter town for the city of Glasgow approximately 13 miles east, with a population of approximately 21,000 inhabitants.

Gateway to Loch Lomond & the Trossachs on the River Leven tributary where it meets the Clyde estuary, Dumbarton lies on the A82, a principal north-south route between Glasgow and Inverness via Fort William stretching over 167 miles (269 km) and is Scotland's second longest A road. Furthermore, it benefits from excellent public transport links with 3 train stations across the town (Dalreoch, Dumbarton Central, and Dumbarton East) servicing the North Clyde and West Highland lines.

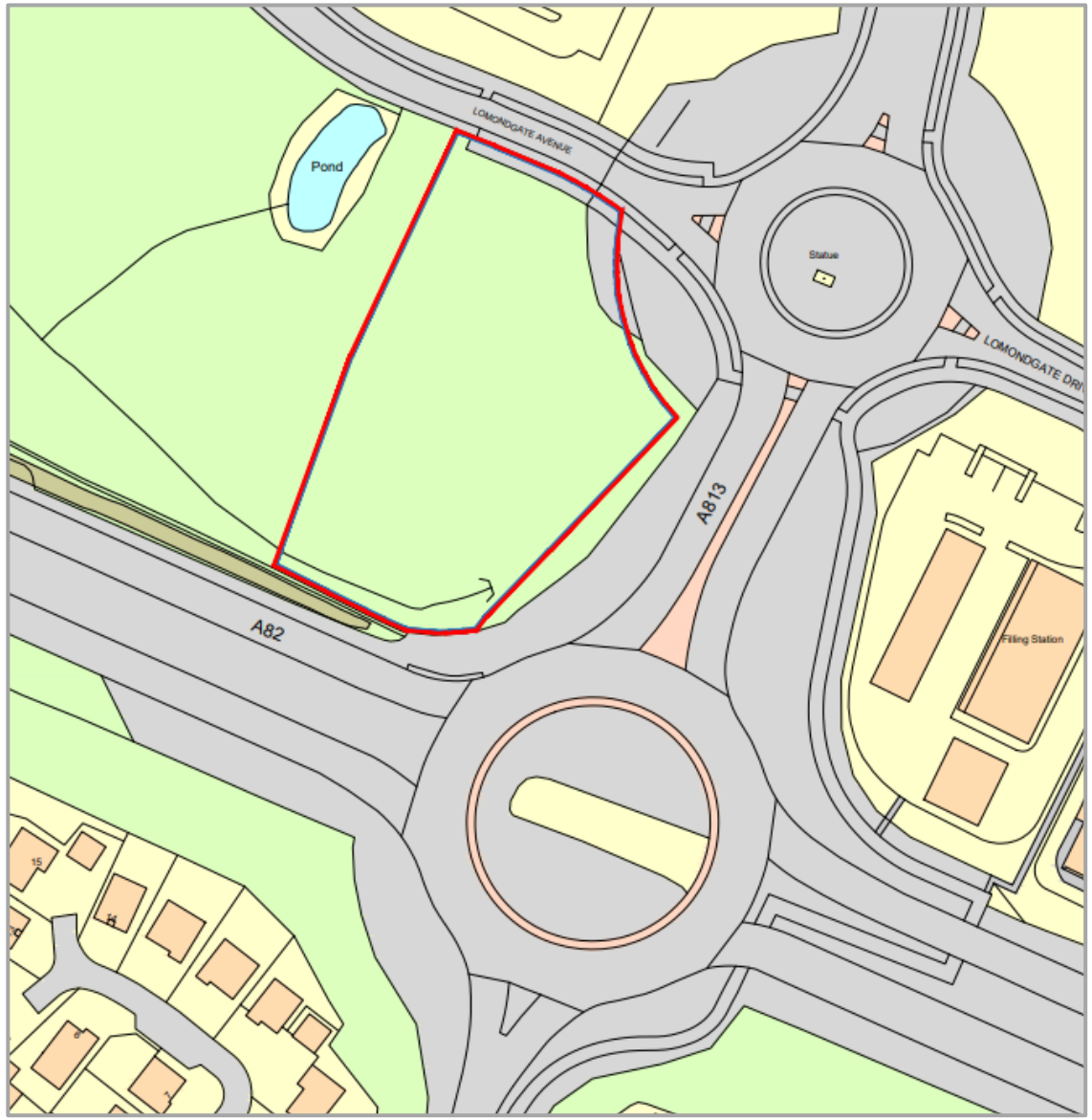
The subjects are situated to the south-west of Stag Roundabout on the A813 with direct access to the A82 to the south-east, adjacent to Lomondgate services and south of Lomondgate & Vale of Leven Industrial Estates. Nearby occupiers include Aggreko, Chivas Brothers, Costa Coffee, Esso, Starbucks, and Premier Inn.

DESCRIPTION

The proposed EV Drive-to Station will provide 16 rapid charging bays inclusive of 2 accessible charging bays and an additional provision for 2 larger vehicles such as vans and trailers.

The station is complimented by a modern ancillary amenity hub which will provide sustainable accommodation to support local businesses and produce. This will include partnership opportunities for a high-quality retail, café and office space with the aim of supporting the local community and providing generous facilities for customers.

To provide additional sustainable energy for the station photovoltaic solar modules will be installed on the roof of the amenity building and an additional canopy above the charging bays.



LOMONDGATE

Greenwheel Electric (GWE) is delivering a purpose-built modern EV-charging service station and is seeking a complementary retail partner to operate a cafe / farm shop / deli concept. The offer is designed to capture predictable EV dwell-time footfall while serving the local community with fresh, locally sourced produce, eat-in, and takeaway.

Proposed Specification	
• Steel frame construction • Insulated stone cladding • Partial green wall (vertical garden) facade • Double glazed elevations	• "Green" roof system • Photovoltaic (solar) panels • Shared WC facilities • Communal showers & changing areas
Café Space • Service counter • Internal & external seating area • Children's external play area • Internal layout to tenant requirement	Retail Space • Open-plan flexible sales area • Storage & ancillary areas to be defined • External refuse storage & plant area • Goods delivery access
Office Space Flexible office accommodation including shared workspaces, meeting rooms, and ancillary areas	





SUSTAINABILITY

GWE Lomondgate will be a fabric-first sustainable development, in line with both current Scottish energy and sustainability standards, and GWEs sustainability targets

This includes a particular focus on the use of sustainable materials and design practices such as our green wall façade and green roof system which will encourage biodiversity and improve drainage and thermal performance.

Furthermore, photovoltaic (solar) panels will be installed on site to contribute to renewable energy generation and provide an additional supply to the café, retail, and office space.

ACCOMMODATION

We estimate that the approximate gross internal floor area is as follows:

ACCOMMODATION	FLOOR AREA (SQM)	FLOOR AREA (SQ FT)
Class 1A – Retail Space	158	1,701
Class 3 – Café Space	77	829
Class 4 – Office Space	158.5	1,706
Total	**393.5**	**4,236**

LEASE TERMS

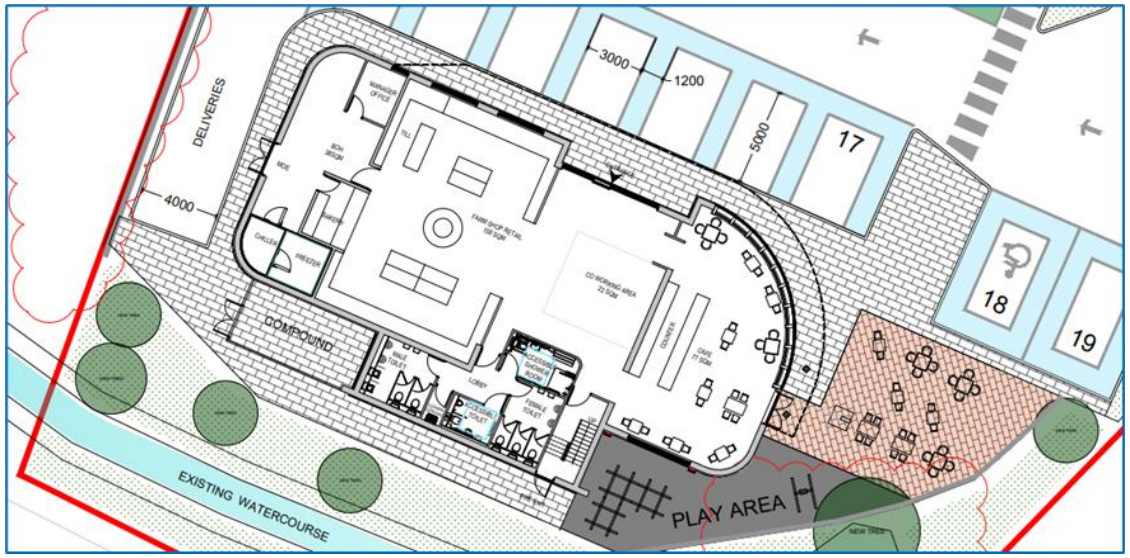
The property is available to lease on Full Repairing and Insuring (FRI) terms. Flexible lease structures considered. Bespoke terms will be shaped around an operator whose concept, sustainability approach, and employment credentials align with the vision for a high-quality, locally rooted destination serving EV users and the wider community.

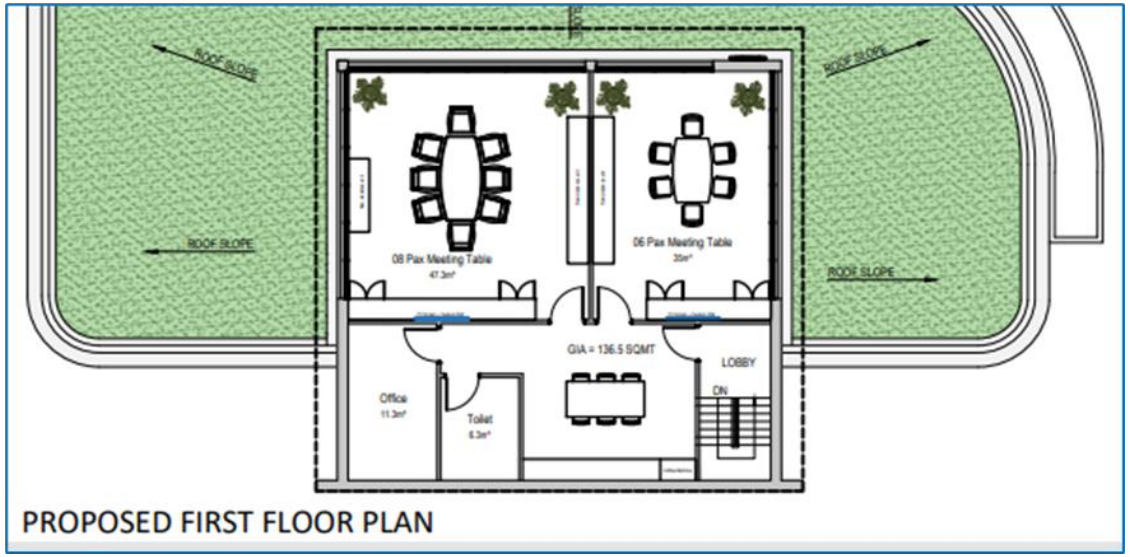
EXPRESSIONS OF INTEREST / TENDER PROCESS

Initial expressions of interest are invited from retail, café and food and drink operators. Following this initial stage, selected parties will be invited to participate in a formal tender process and will be issued with the landlord's Bid Response Pro Forma.

BUSINESS RATES

The property will require to be assessed for business rates once the tenant takes occupation.







PROGRAMME MILESTONES

March 2026

Planning permission granted

July 2026

Retail partner expressions of interest invited

August 2026

Works commence

Spring 2027

Target Date of Entry



GREENWHEEL ELECTRIC LIMITED

Greenwheel Electric are focused on widening the benefit of renewable energy by delivering efficient sustainable solutions for energy-intensive needs. This incudes ultra-high-speed EV charging for both public and fleet partners

EV Drive-to Service Stations
Greenwheel Electric's Service Stations are designed as attractive destinations where users can recharge in comfort and convenience whilst guaranteeing 100% green energy supply with significant on-site and locally generated renewable power.

Designed to be attractive, accessible, and user friendly Greenwheel Electric's Service Stations seek to maximise the benefit of development to local communities by promoting local produce and products. Customers will experience coffee shops, farm shops and flexible office rental space as a place to relax, work or take a break while on the move.

MUIRHALL ENERGY LIMITED

Partner of Greenwheel Electric, Muirhall Energy is an independent Scottish renewables developer specialising in onshore wind, solar and battery storage.

Building over 150 MW of operational wind capacity and managing a large development pipeline, Muirhall Energy maintains a strong focus on local community engagement and long-term partnerships.

Muirhall Energy partnered with Greenwheel Electric to bring its renewable power directly to EV drivers to aid Greenwheel Electric's plans for UK-wide ultra-fast charging hubs powered 100% by Muirhall's wind and solar assets, ensuring reliable, low-cost green energy.



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Particulars issued: May 2026