westway

BLOCK L, UNITS 4-6 ■ GLASGOW AIRPORT ■ PA3 2EW

CANMOOR







Modern Industrial / Warehouse Unit with Substantial Yard Area & Cranage

43,888 sq ft (4,077 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
- 40m dedicated yard area
- Minimum clear internal height 7.9m
- 3 level access loading doors
- Refurbished offices

GLASGOW AIRPORT

westway-park.com

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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.

DESCRIPTION

L4-6 is a fully refurbished warehouse and distribution facility with dedicated service yard and car parking areas.

The unit benefits from:

- 3 level access loading doors
- Clear internal height of 7.9m
- Cranage 1 x 5T, 1 x 7.5T and 1 x 10T cranes
- Ample car parking

MAJOR OCCUPIERS INCLUDE

STAR REFRIGERATION · KWE · ALTRAD · AMG · NHS · University of Strathclyde Glasgow

Filshill · bulletexpress · StederGroup · DSV · Malin Fabrication

GLASGOW



2 MINUTES FROM GLASGOW AIRPORT

HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT

DEDICATED 40M CONCRETE YARD

46 CAR PARKING SPACES

LANDSCAPED ENVIRONMENT

24/7 SECURITY & CCTV

NEW OFFICE AND TOILET ACCOMMODATION

7.9M CLEAR INTERNAL HEIGHT



ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	36,885	3,426.7
First Floor Offices	3,457	321.2
Ground Floor Offices	3,546	329.4
Total	**43,888**	**4,077.3**

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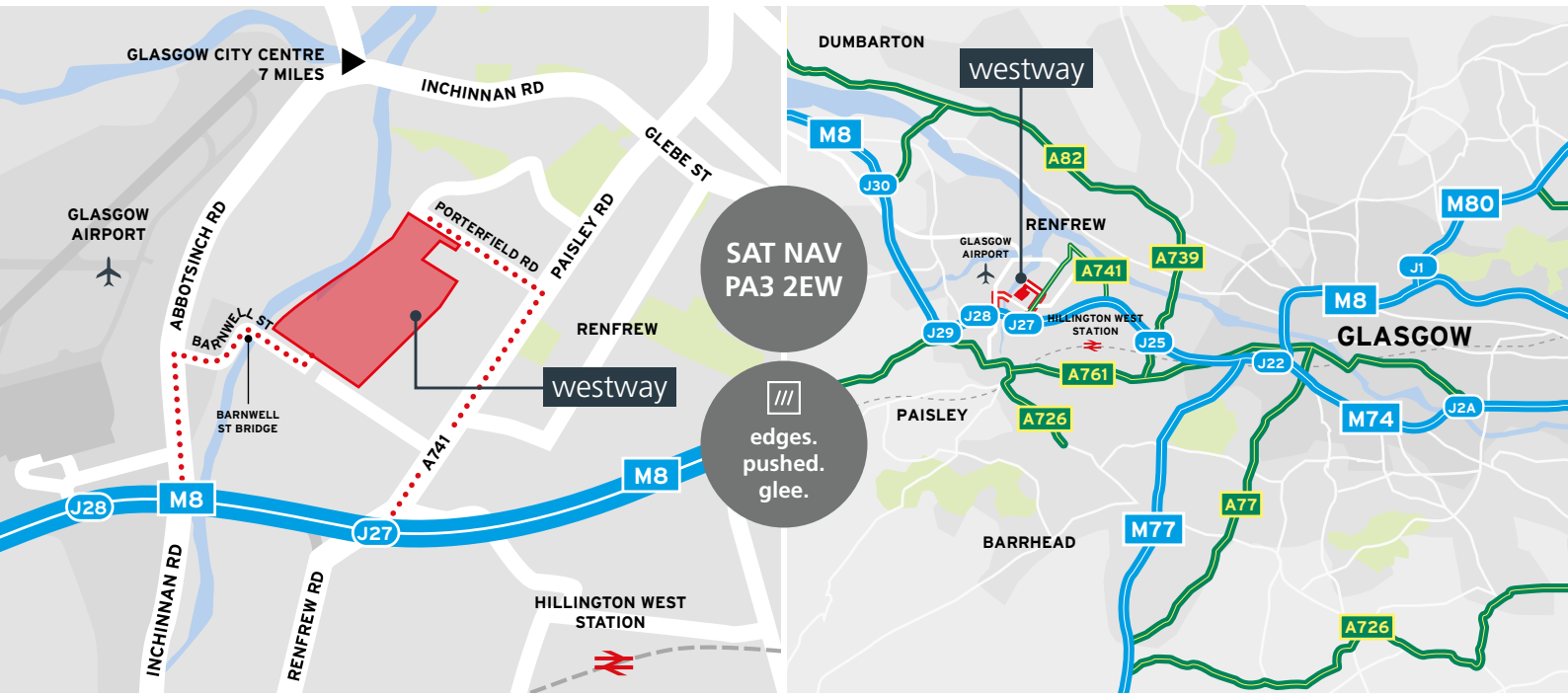

LOCATION

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.

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