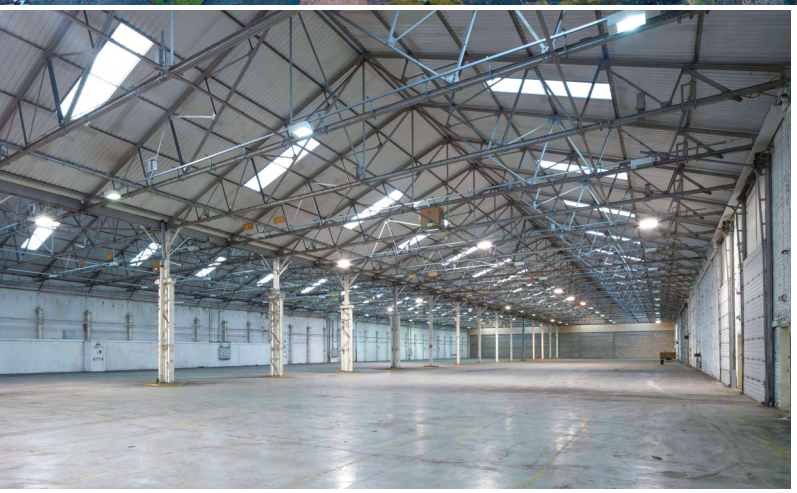
westway

UNIT L1-2 B&C ■ GLASGOW AIRPORT ■ PA3 2EW

CANMOOR







Flexible Distribution / Industrial Warehouse

20,000 - 77,355 sq ft **TO LET**

- Extensive 20m x 75m dedicated yard & ample car parking
- 7 level access loading doors
- Minimum eaves height 7.9m
- 24/7 manned security and CCTV
- Flexible floor space
- Sub-divisible and provision for 'build-to-suit' office and welfare accommodation

GLASGOW AIRPORT

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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.

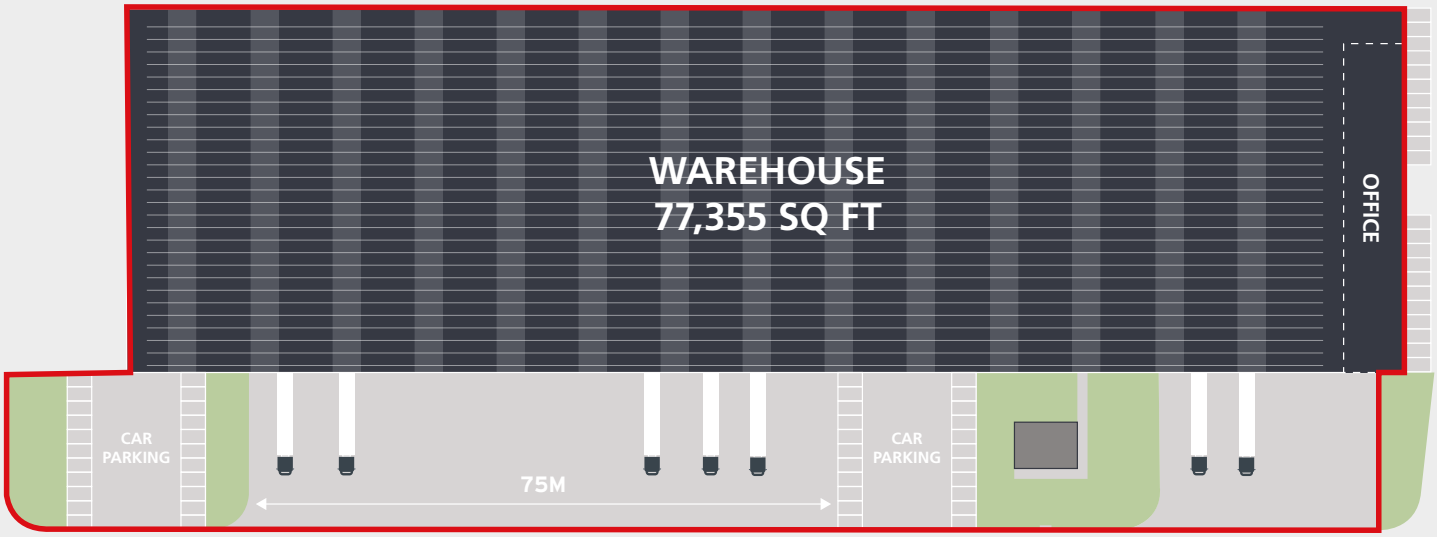
Westway at Glasgow Airport is the largest, fully-enclosed industrial estate in Scotland and benefits from 24 hour, seven days a week security, including manned access gates, CCTV coverage throughout the site and regular patrols.

DESCRIPTION

L1-2 B&C is a warehouse and distribution facility with substantial dedicated service yard and ample on-site car parking.
The unit benefits from seven 4 x 4.5m level access loading doors and a minimum eaves height of 7.9m.

The unit can be sub-divided to accommodate smaller requirements from approximately 20,000 sq ft with 'build-to-suit' office and welfare accommodation to be installed to meet specific occupier requirements.

GLASGOW AIRPORT



*Indicative only and is subject to tenant requirements

ACCOMMODATION (GIA)

	sq ft	sq m
Warehouse	77,355	7,186
Total	**77,355**	**7,186**

*Unit can be divided

7.9M EAVES HEIGHT

BUILD TO SUIT OFFICE AND WELFARE ACCOMMODATION

2 MINUTES FROM GLASGOW AIRPORT

HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT

LANDSCAPED ENVIRONMENT

24/7 MANNED SECURITY & CCTV

DEDICATED YARD AND AMPLE PARKING

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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.

Colliers
0141 226 1000
colliers.com/uk/industrial

Iain Davidson
07795 010 118
iain.davidson@colliers.com

Colin McManus
07795 613 227
colin.mcmanus@colliers.com

JLL
0141 248 6040

Andrew McCracken
07775 813 538
andrew.d.mccracken@jll.com

Scott McPherson
07596 316 625
scott.mcpherson@jll.com

Ryden.co.uk
0141 204 3838

Alan Gilkison
07770 331 525
alan.gilkison@ryden.co.uk

Gregor Harvie
07765 255 988
gregor.harvie@ryden.co.uk

Tom Conway
07827 197 068
tom.conway@ryden.co.uk

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