



SITE STARTS Q3 2023
AVAILABLE Q3 2024
YEAR 1 RATES FREE*

New Build Industrial / Logistics Warehouse 87,630 sq ft (8,141 sq m)

- Scotland's largest fully enclosed industrial / distribution park
- New Barnwell Bridge providing fast & easy access to Glasgow Airport and J28 M8
- 24/7 security and CCTV
- 12.5m eaves height
- Floor loading 50kN/m²
- 50m deep secure yard
- High quality offices
- Target BREEAM 'Excellent', EPC 'A'

GLASGOW AIRPORT

westway

WESTWAY 90 ■ GLASGOW AIRPORT ■ PA3 2EW



MAJOR OCCUPIERS INCLUDE



GLASGOW AIRPORT

SPECIFICATION



UP TO 50M
YARD DEPTH



LANDSCAPED
ENVIRONMENT



GATED
YARD



6 DOCK LEVEL, 2 EURO DOCK
& 2 LEVEL ACCESS DOORS



DEDICATED CAR
PARKING AREA



2 MINUTES FROM
GLASGOW AIRPORT



12.5M CLEAR
INTERNAL HEIGHT



GENEROUS CAR &
HGV PARKING



HIGH QUALITY
OFFICE



24/7 ACCESS
AND SECURITY



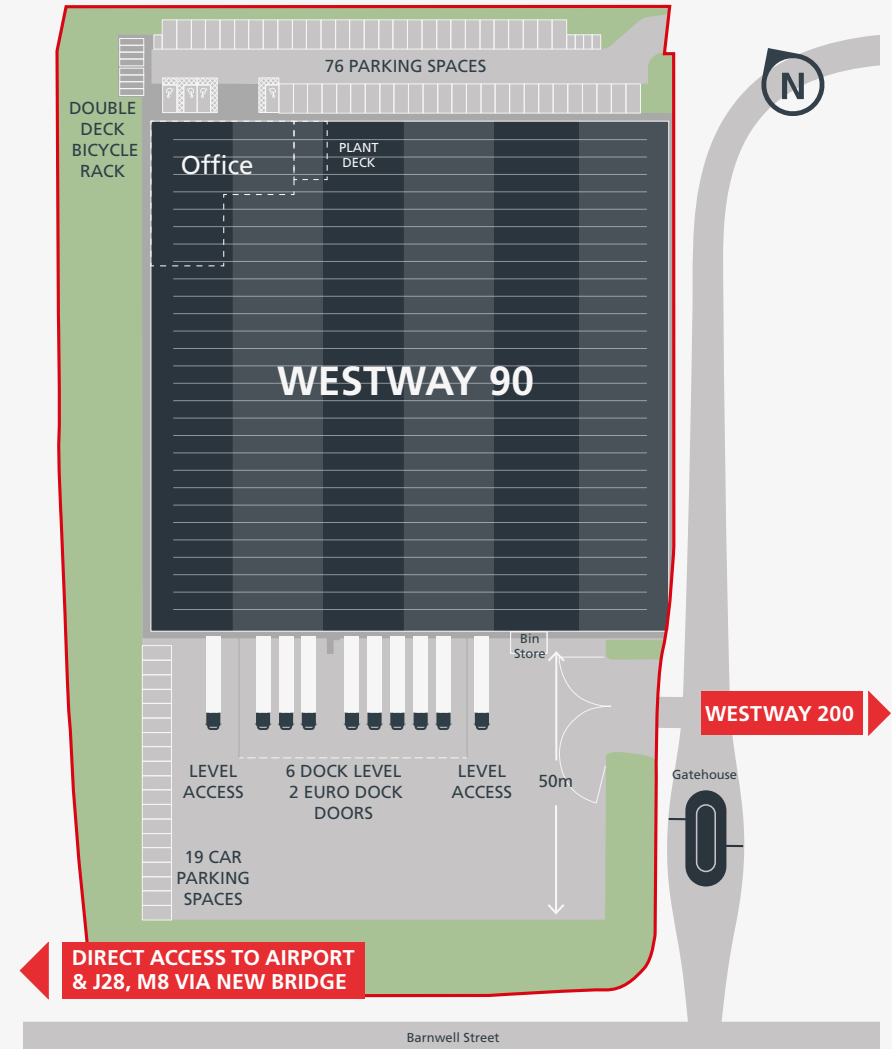
HIGHLY VISIBLE FROM M8
& GLASGOW AIRPORT



STEEL PORTAL FRAME
CONSTRUCTION

ACCOMMODATION

WAREHOUSE	OFFICE	PLANT DECK	TOTAL SQ FT	TOTAL SQ M	PARKING
82,650 SQ FT	4,440 SQ FT	540	87,630	8,143	76



PROGRAMME MILESTONES

Planning
Permission
Obtained
Q2 2023

Enabling
Works
Q3 2023

Construction
Starts
Q4 2023

Target
Completion
Q3 2024



GLASGOW AIRPORT

SUSTAINABILITY



5% ROOF LIGHTS



LED LIGHTING IN OFFICE AREA



TARGETING EPC A



PIR HEATING AND COOLING IN OFFICES



7 ACRE ECOLOGICAL AREA



CYCLE SHELTERS



PV READY



TARGETING BREEAM EXCELLENT



10% EV CHARGING



Indicative Image



Indicative Image



Indicative Image

LOCATION

Westway lies approximately 7 miles west of Glasgow City Centre and adjacent to Glasgow International Airport. Westway is accessed from J28 via Glasgow Airport and the new Barnwell Bridge, four way J27 of the M8 motorway, just 1.2 miles away, which provides access to Glasgow, Edinburgh, M74, M77, M80 and in turn the national motorway network.

Westway 90 is situated adjacent to the new gatehouse on Barnwell Street. The new entrance will provide direct access to the airport, J28 of the M8 and Glasgow Airport Investment Area 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.

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.



J27 M8	8 mins
J28 M8	11 mins
Glasgow	20 mins
Edinburgh	1 hr 5 mins
Carlisle	1 hr 40 mins
Aberdeen	2 hrs 40 mins
Manchester	3 hrs 40 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

SAT NAV
PA3 2EW

edges.
pushed.
glee



LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner the ingoing tenant will be responsible for payment of Land & Buildings Transactions Tax (LBTT) and Registration Dues

VAT

VAT will be payable on all quoted figures.

LEASE TERMS & RENT

The building will be offered to let as a whole on FRI terms. Rental information available from the letting agents on application.

RATES

To be assessed.



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