



Flexible Distribution / Industrial Warehouse

56,883 sq ft (5,285 sq m) **TO LET**

- Extensive 20m x 75m dedicated yard & ample car parking
- 5 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



WESTWAY

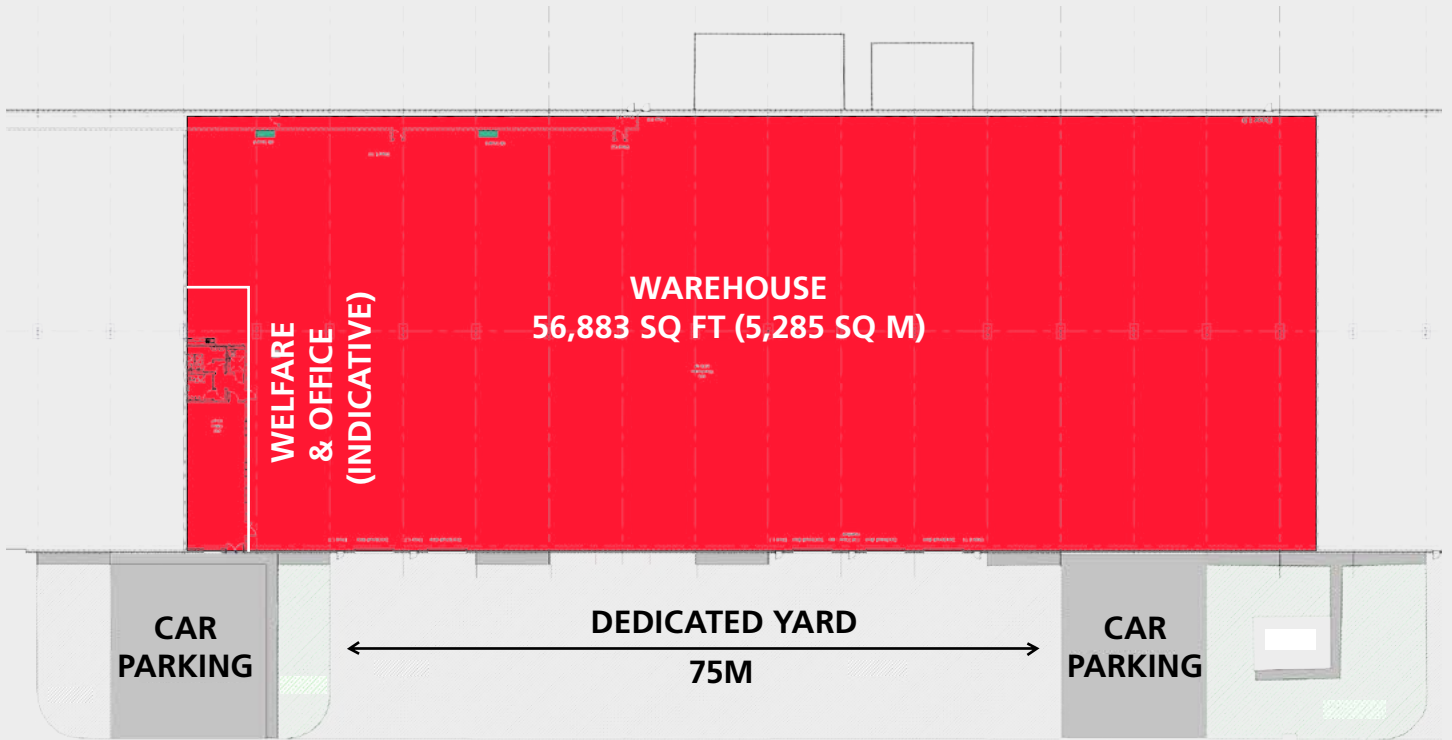
Westway comprises over 1.7 million sq ft (160,000 sq m) of high quality logistics, manufacturing and office buildings. Units range in size from 4,000 sq ft to 150,000 sq ft.

Set in an attractive, landscaped environment. The Park is fully enclosed and benefits from 24 hour manned security, on-site patrols and CCTV.

DESCRIPTION

L1-2C is a warehouse and distribution facility with substantial dedicated service yard and ample on-site car parking. The unit benefits from five 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.



*Indicative only and is subject to tenant requirements

ACCOMMODATION (GIA)

| | sq ft | sq m |
|--------------|---------------|--------------|
| Warehouse | 56,883 | 5,285 |
| Total | 56,883 | 5,285 |

*Unit can be divided

7.9M
EAVES HEIGHT

BUILD TO SUIT OFFICE AND WELFARE ACCOMMODATION

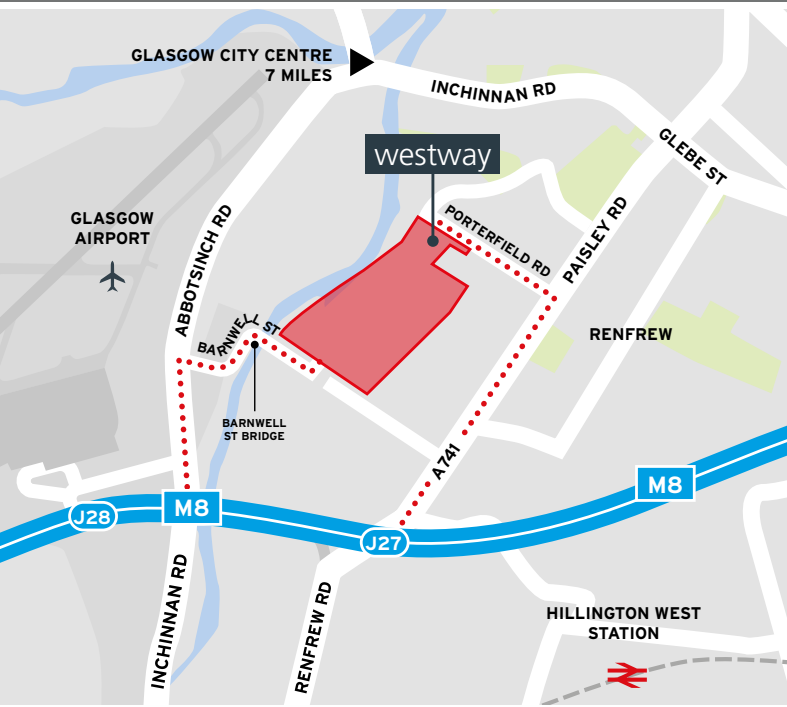
2 MINUTES FROM GLASGOW AIRPORT

HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT

LANDSCAPED ENVIRONMENT

24/7 MANNED SECURITY & CCTV

DEDICATED YARD AND AMPLE PARKING



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 entrance is situated on Porterfield Road just off the A741 which is the main arterial route from the M8. Block L is situated in the heart of the park benefitting from excellent access to Porterfield Road entrance. The new entrance via Barnwell Street provides direct access to the airport, J28 of the M8 and Glasgow Airport Investment Area in just 2 minutes.

Westway will benefit 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.



| | |
|------------|---------------|
| 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 |

EPC

EPC to be reassessed on completion of the refurbishment.

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.

FURTHER INFORMATION

Further information, plans and specifications are available through our joint sole agents.

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

0141 248 6040
jll.co.uk/property

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

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