

AIR CARGO CENTRE

ARRAN AVENUE | GLASGOW AIRPORT | PA3 2AY

- // Prime location
- // Close to J28 of M8
- // Modern portal frame construction
- // Refurbished industrial / offices
- // Canopy sheltered electric roller shutter doors
- // Eaves height 7.3M
- // LED lighting
- // Generous yard / car parking

BUILDING A

BUILDING B

TO LET 9,956 SQ FT



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LOCATION

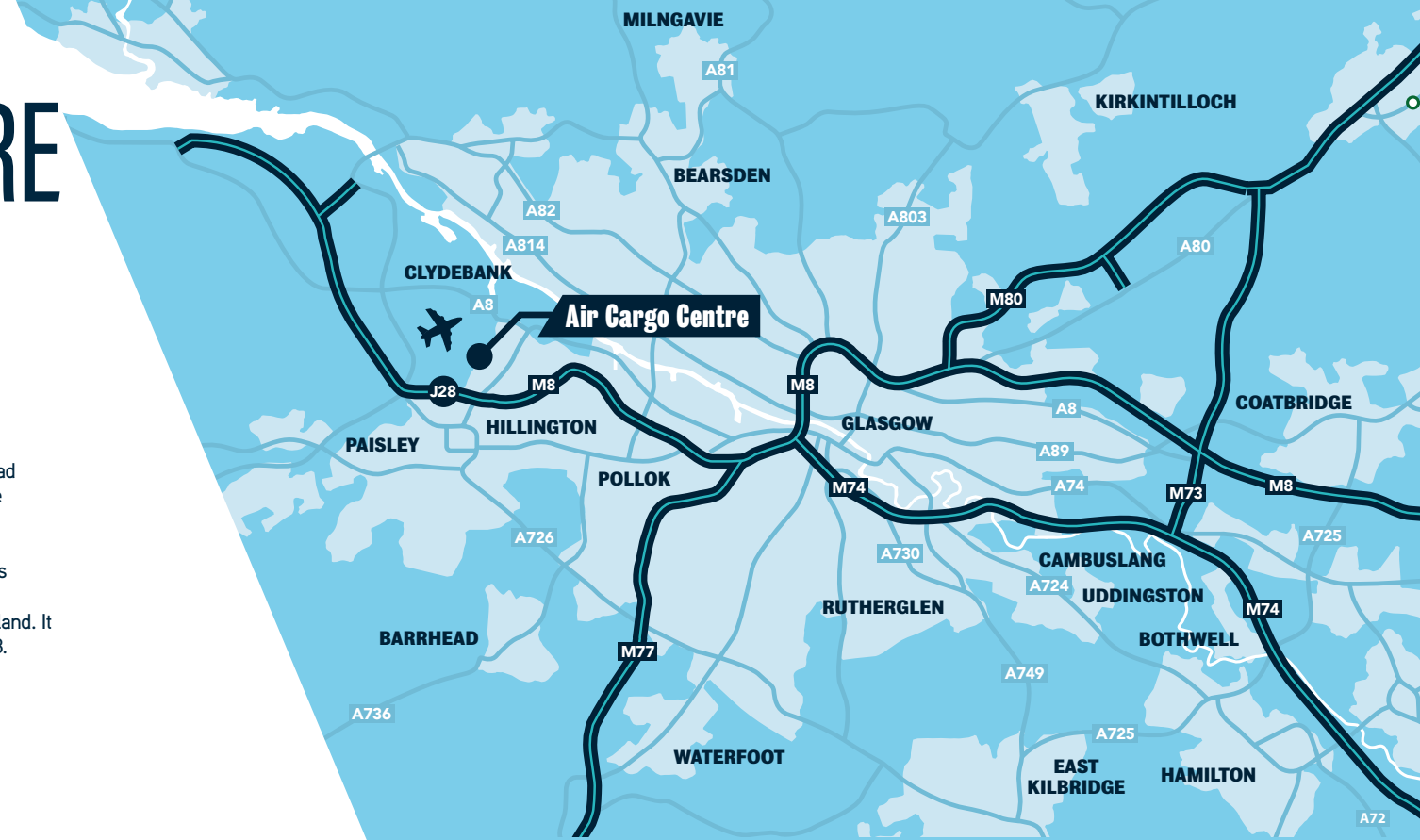
Air Cargo Centre is located approximately 7 miles to the west of Glasgow City Centre and lies immediately adjacent to Glasgow Airport.

The property is accessed via Arran Road, which leads onto Abbotsinch Road and subsequently connects to Sanderling Road which provides a link to the M8 Motorway via Junction 28.

M8 Motorway is approximately 0.3 miles south of the property and provides direct access to Glasgow and Edinburgh to the east. It links with the M74 Motorway at Junction 22 providing access to Carlisle and the north of England. It also connects to Stirling and Northern Scotland via the M80 at Junction 13.

DRIVE TIMES

Glasgow	15 minutes	Newcastle	2 hours 47 minutes
Edinburgh	1 hour 15 minutes	Aberdeen	2 hours 51 minutes
Dundee	1 hour 40 minutes	London	7 hours 07 minutes



GLASGOW AIRPORT

Glasgow Airport lies directly to the west of the subject property and is Scotland's principal long-haul airport. 30 airlines provide services to 120 destinations across the world, making it the eighth busiest airport in the UK. The Airport also estimates that approximately 13,033 tonnes of air cargo is transferred through the airport each year.

Forecasts estimate that annual passenger numbers could grow to potentially 10.2m by 2020 and 19.17m by 2040. As a consequence, approximately £30m has been invested to improve the airport since 2014. An increase in passengers is already apparent, with the latest figures showing that over 9.9 million people travelled through the airport during 2017. This represents an increase of 5.8% from the 2016 passenger numbers and is the Airport's best ever year.



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DESCRIPTION

Air Cargo Centre was developed in the early 2000s and provides modern industrial accommodation across 9 units, with an extensive canopy and generous yard area. The estate includes a standalone purpose built distribution facility (building A) and building B which has been sub-divided to provide two terraces comprising 8 units.

The standalone distribution unit extends to 42,873 sq ft and is completed to the following specification:

- // Steel portal frame construction
- // Insulated profiled metal cladding across the elevations and roof
- // Eaves height 7.3m
- // Eight full height surface level electric loading doors (four dock levellers)
- // LED lighting
- // Generous yard and dedicated car park

Building B comprises two terraces with units ranging in size from 9,956 sq ft to 22,750 sq ft completed to the following specification:

- // Refurbished industrial / offices
- // Steel portal frame construction
- // Insulated profiled metal cladding across the elevations and roof
- // Eaves height of 7.3m
- // Canopy sheltered electric roller shutter doors
- // LED lighting
- // Generous yard / car parking area

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ACCOMMODATION

According to our calculations, the available accommodation extends as follows:

UNIT	SQ FT	SQ M
C	9,956	924.94
TOTAL	9,956	924.94



RATEABLE VALUE

The subjects have been assessed to have rateable values as follows:

Unit C £56,000

LEGAL COSTS

Each party is to be responsible for their own legal and other associated costs incurred in this transaction.

TERMS

The available unit is available to lease on standard Full Repairing and Insuring terms. Further information is available on application.

ENERGY PERFORMANCE

Energy Performance certificate information is available on request.

VAT

For the avoidance of doubt, all figures quoted are exclusive of VAT.

FURTHER INFORMATION

Further information is available from the sole leasing adviser:



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