

GLASGOW'S PREMIER ADVANCED MANUFACTURING DESTINATION



CLYDE GATEWAY EAST

AVAILABLE FOR OCCUPATION SUMMER 2024



Units indicated are computer generated images

TO LET

THREE NEW HIGHLY SPECIFIED
ADVANCED MANUFACTURING UNITS
FOR INNOVATIVE AND VERSATILE
PRODUCTION TECHNOLOGIES

- Excellent Transport Links
- Dedicated Yard & Parking Space
- EPC "A" rating
- Targeting BREEAM "Excellent"

ADVANCED MANUFACTURING AT CLYDE GATEWAY EAST

Clyde Gateway East is Glasgow's newest Advanced Manufacturing destination, with three new units in the development pipeline totalling approximately 5,369 m² (57,791 ft²) of high specification space.



This new generation of industrial property incorporates sustainable and low carbon components to enhance your company's ESG* credentials.

*Environmental, Social and Governance

Less than half a mile from Junction 2A of the M74 motorway and only 10 minutes from Glasgow City Centre, Clyde Gateway East offers the ideal base from which to service Glasgow and Central Scotland markets.

Designed with sustainability in mind, Clyde Gateway East incorporates a Sustainable Urban Drainage System (SUDS) and access to a "Smart Grid" to improve the efficiency, reliability and economics of your power needs.

The high quality landscaped surroundings and access to the River Clyde Walkway offer an environment your staff will enjoy with nearby amenities including Premier Inn hotel, Table Table bar/restaurant, McDonalds and Costa Coffee. Clyde Gateway East offers a compelling combination of location, sustainability and amenity to allow your business to grow and succeed.



Developer

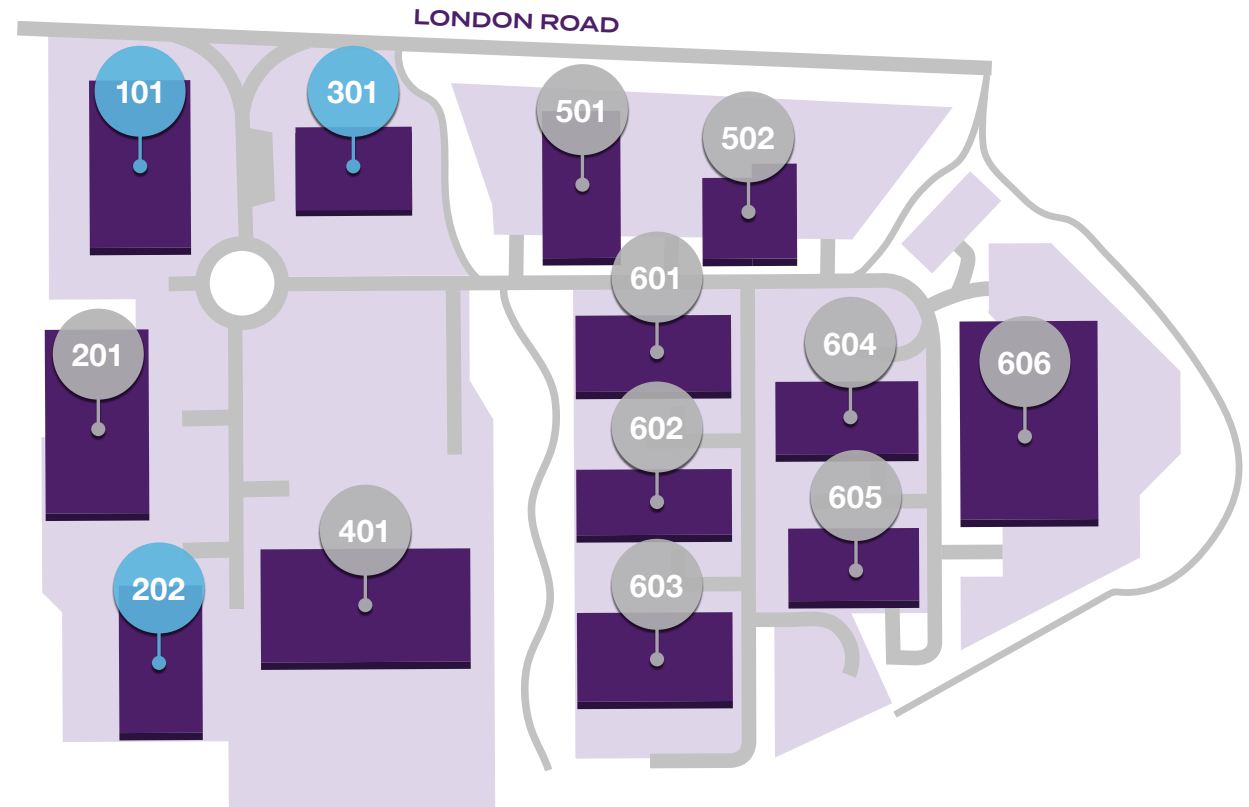
Clyde Gateway is actively delivering Scotland's largest and most ambitious regeneration programme across 340 Hectares (840 acres) of land in the east end of Glasgow and neighbouring South Lanarkshire. Through investment in the local communities, infrastructure and economy, Clyde Gateway is committed to securing the area's long term sustainable future. cgebusinesspark.com

Each unit offers an impressive specification including secure yardage; dedicated parking including EV charging; Low energy LED lighting; office heating via air source heat pump; roof mounted PV panels and FTTP fibre connection.



Modifications or complete bespoke solutions are available and an experienced design team is on hand to convert your ideal specification into a fully developed solution.

UNIT	COMPANY
101	TO LET
201	Torishima Service Solutions Europe
202	TO LET
301	TO LET
401	DHL International
501	Smith Brothers Stores
502	BT Openreach
601	Dentec
602	PF Cusack
603	Glacier Energy Services
604	Greencore Group
605	Eden Mill Distillers
606	Network Rail



Regional Selective Assistance

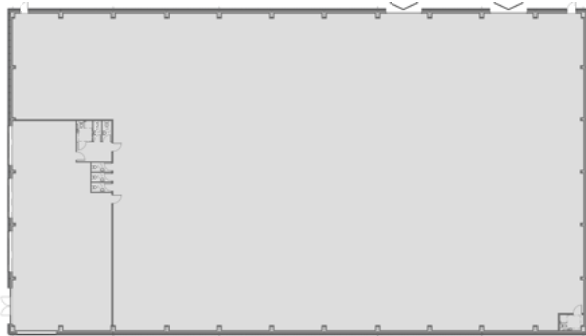
Clyde Gateway East lies within an area qualifying for Tier 2 Regional Selective Assistance. Subject to meeting certain criteria, occupiers could be eligible for a contribution towards the capital investment made in establishing a new manufacturing or production facility at Clyde Gateway East.

Contribution up to: Large Company 15% | Medium Company 25% | Small Company 35%

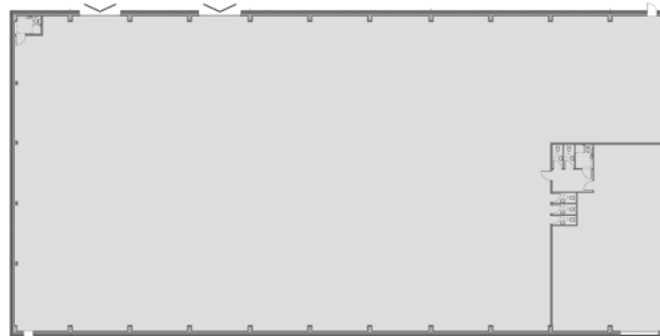
Please refer enquiries via: www.scottish-enterprise.com

FLOOR AREAS (GIA)	UNIT 101 SQ M/SQ FT	UNIT 202 SQ M/SQ FT	UNIT 301 SQ M/SQ FT
Workshop/Warehouse	2,050/22,066	1,818/19,569	955/10,280
Office	239/2,572	180/1,937	127/1,367
Total	2,289/24,638	1,998/21,506	1,082/11,647
Clear height (m)	7.5	7.5	6.5
Floor slab loading (kN/m ²)	50	50	35
Electrical Capacity (kVA)	400	360	245

FLOOR PLANS



UNIT 101



UNIT 202



UNIT 301

UNIT 101

VEHICLE PARKING PROVISION

35 spaces

DISABLED PARKING PROVISION

2 spaces

EV PARKING PROVISION

4 active spaces / 7 passive spaces

CYCLE PARKING PROVISION

10 spaces

UNIT 202

VEHICLE PARKING PROVISION

31 spaces

DISABLED PARKING PROVISION

2 spaces

EV PARKING PROVISION

4 active spaces / 7 passive spaces

CYCLE PARKING PROVISION

10 spaces

UNIT 301

VEHICLE PARKING PROVISION

14 spaces

DISABLED PARKING PROVISION

2 spaces

EV PARKING PROVISION

2 active spaces / 3 passive spaces

CYCLE PARKING PROVISION

2 spaces



