

CAN BE SPLIT TO
PROVIDE 91,110 SQ FT
AND 118,140 SQ FT

SITE STARTS Q3 2023
AVAILABLE Q4 2024
YEAR 1 RATES FREE*



New Build Industrial / Warehouse Building

202,230 sq ft (18,788 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 200 ■ GLASGOW AIRPORT ■ PA3 2EW















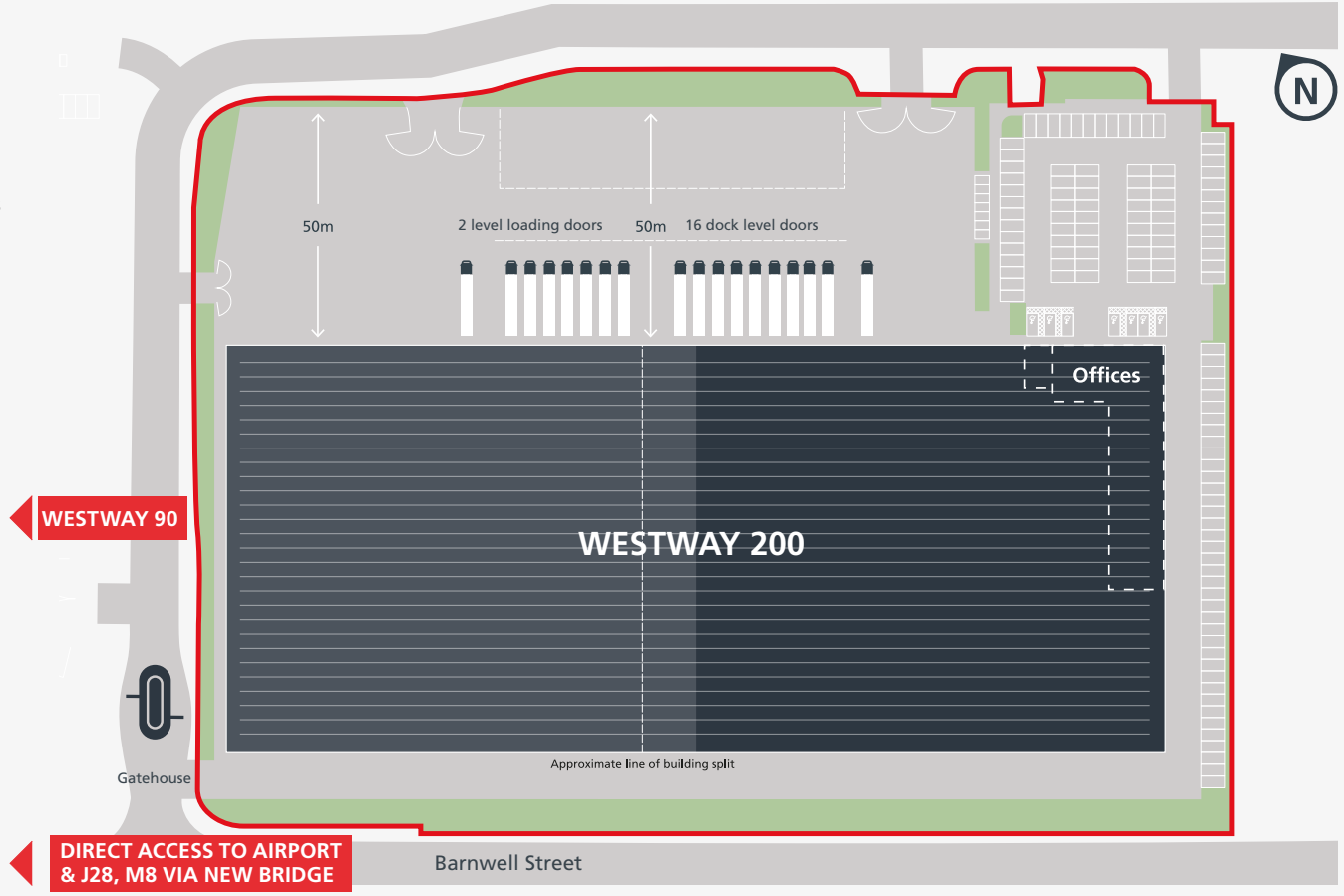
MAJOR OCCUPIERS INCLUDE



GLASGOW AIRPORT

SPECIFICATION

- 
HIGH QUALITY OFFICES
- 
LANDSCAPED ENVIRONMENT
- 
HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT
- 
GATED YARDS
- 
12.5M CLEAR INTERNAL HEIGHT
- 
GENEROUS CAR & HGV PARKING
- 
2 MINUTES FROM GLASGOW AIRPORT
- 
UP TO 50M YARD DEPTH
- 
STEEL PORTAL FRAME CONSTRUCTION
- 
DEDICATED CAR PARKING AREA
- 
24/7 ACCESS AND SECURITY
- 
2 LEVEL ACCESS & 16 DOCK LEVEL LOADING DOORS



WAREHOUSE	OFFICE	PLANT DECK	TOTAL SQ FT	TOTAL SQ M	PARKING
185,530	16,150	550	202,230	18,789	124

*Westway 200 can be split to provide 91,110 sq ft (8,467 sq m) and 118,140 sq ft (10,978 sq m).

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, the 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 200 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



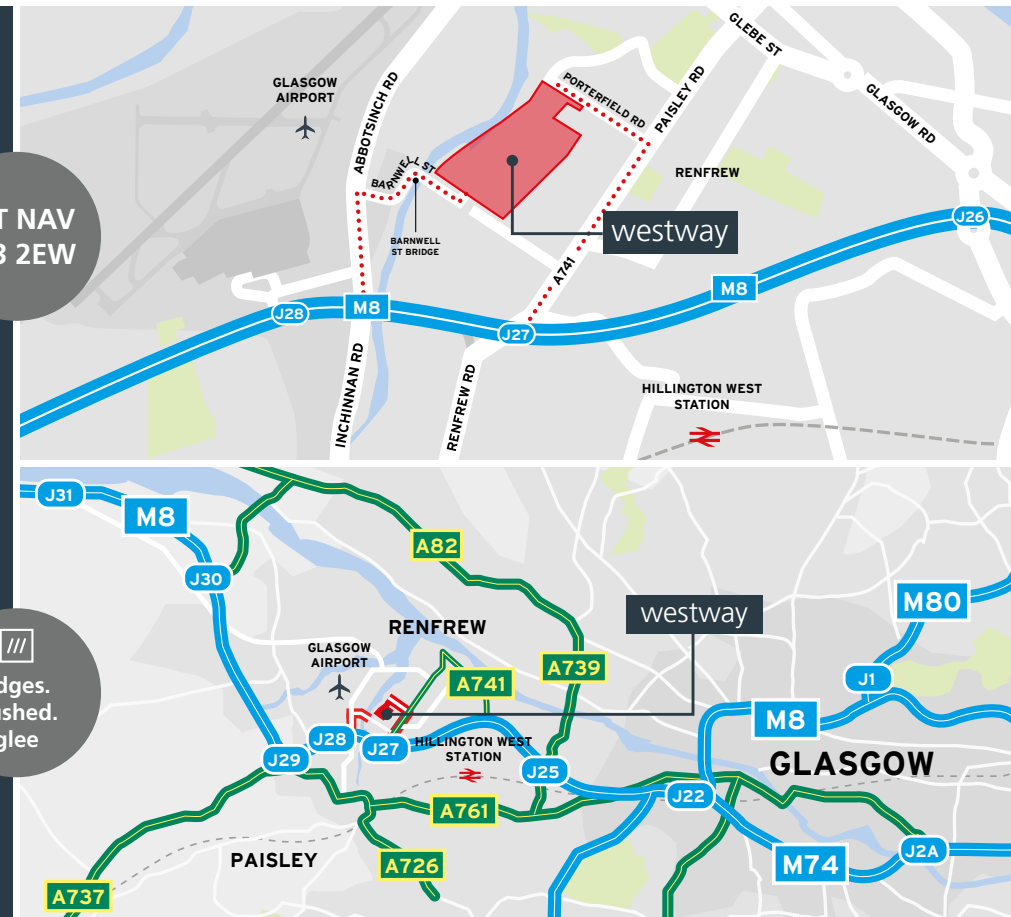
King George V Dock	5 mins
Grangemouth Freight Hub	30 mins
Eurocentral Freight Terminal	30 mins
Rosyth Container Terminal	37 mins



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 incoming 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.



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

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



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

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