



High Quality Distribution, Logistics and Industrial Space **TO LET**

- Design & build opportunities
- Excellent access to M8 J27
- 24/7 Security
- Dedicated yards and parking
- Existing buildings 4,040 - 67,534 sq ft
- New access to Glasgow Airport and J28, M8 coming Q3 2022

GLASGOW

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



WESTWAY

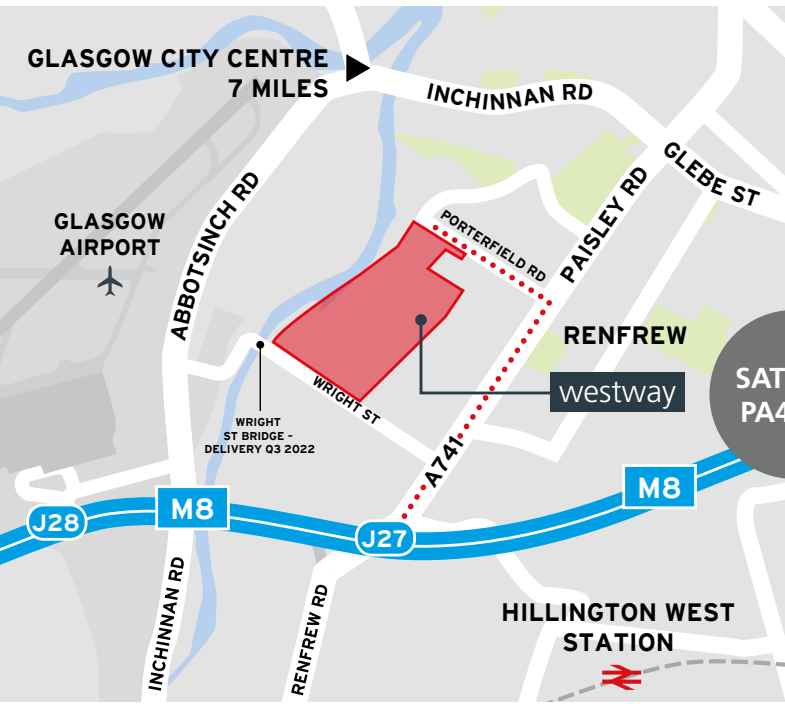
Westway comprises over over 1.7 million sq ft (160,000 sq m) of existing accommodation. Providing high quality logistics, manufacturing and office facilities providing space from 464 sq m (5,000 sq ft) to 13,935 sq m (150,000 sq ft).

- Scotland's largest fully enclosed industrial park
- Direct access to Glasgow Airport
- Excellent access to M8 J27
- 24/7 manned security and CCTV
- High specification office accommodation
- Generous dedicated parking
- On-site amenities
- Landscaped environment
- Wright Street bridge provides access to Glasgow Airport and J28, M8



CURRENT AVAILABILITY (GIA)

UNIT	SQ FT	SQ M	UNIT	SQ FT	SQ M
L7C (To be refurbished)	4,040	375	J1	18,498	1,718
L7B (To be refurbished)	4,073	378	J5	26,357	2,448
L7D (To be refurbished)	5,663	526	F6	40,637	3,775
F2A	10,000	929	L4 - 6	43,888	4,077
A1 - 2 (To be refurbished)	27,809	2,583	L1 - 2C AVAILABLE Q4 2022	56,883	5,284
F3B	17,183	1,596	G2 AVAILABLE Q4 2022	67,534	6,274



LOCATION

Westway lies approximately 10 miles west of Glasgow City Centre and adjacent to Glasgow International Airport. Westway is accessed via the four way Junction 27 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. The development site has prominent frontage to Glasgow Airport and is situated adjacent to the new bridge which will provide direct access to the airport, the J28 of the M8 and Glasgow Airport Investment Area via Wright Street from Q4 2022.



J27 M8	3 mins
Glasgow	14 mins
Edinburgh	50 mins
Carlisle	1 hr 37 mins
Aberdeen	2 hrs 46 mins
Manchester	3 hrs 20 mins



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



Glasgow Airport	5 mins
Edinburgh Airport	50 mins

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.

TERMS

All units are available on a new FRI lease.

FURTHER INFORMATION

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



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

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



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

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