



AVAILABLE  
Q1 2024

Indicative image of a similar scheme

# 9 New High Specification Warehouse / Industrial Units 6,430 – 52,640 sq ft **TO LET**

- Scotland's largest fully enclosed industrial / distribution park
- Direct access to Glasgow airport and J27 and J28 of the M8
- 24/7 security and CCTV
- Provision for EV charging points and PV panels
- 8 - 10m clear internal height
- BREEM "Excellent"
- EPC "A"

# GLASGOW



Indicative image of a similar scheme



Indicative image of a similar scheme



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## 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 security, on-site patrols and CCTV.



LANDSCAPED ENVIRONMENT



HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT



2 MINUTES FROM GLASGOW AIRPORT

## MAJOR OCCUPIERS INCLUDE



## ACCOMMODATION (GIA)

UNIT	WAREHOUSE (SQ FT)	OFFICE (SQ FT)	TOTAL (SQ FT)	CAR PARKING
1	48,400	4,200	52,640	31
2	24,450	2,180	22,630	30
3	17,440	1,730	19,170	14
4	7,160	1,170	8,330	8
5	7,210	1,250	8,460	8
6	7,210	1,250	8,460	8
7	5,250	910	6,430	4
8	5,250	910	6,430	4
9	5,250	910	6,430	4



PROVISION FOR PV PANELS



BREEAM 'EXCELLENT' & EPC 'A'



PROVISION FOR EV CHARGING



8 - 10M CLEAR INTERNAL HEIGHT



16.5 - 30M YARD DEPTH



FLEXIBLE FLOOR SPACE



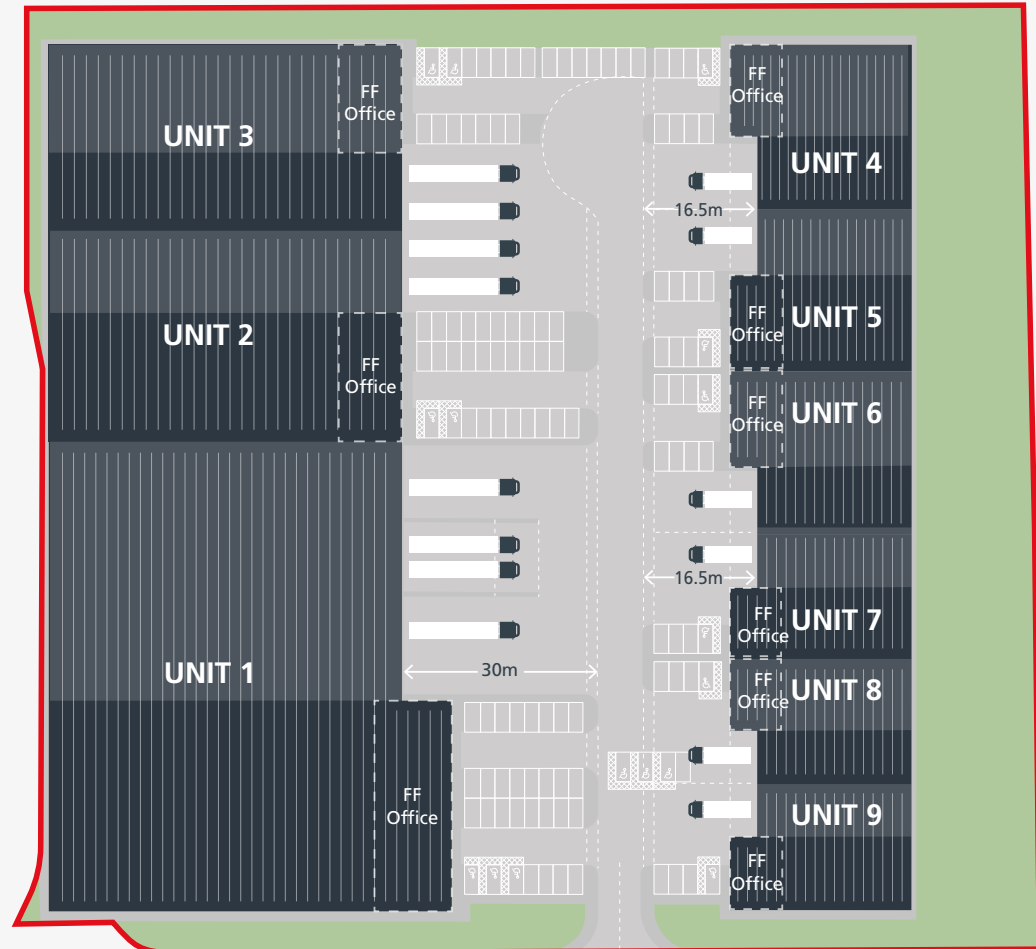
GENEROUS CAR PARKING



HIGH QUALITY OFFICE ACCOMMODATION



SECURE SITE





## 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. The new entrance via Wright Street will provide 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.

## 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.



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

SAT NAV  
PA4 8DJ

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## FURTHER INFORMATION

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



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