





# Refurbished High Bay Warehouse / Industrial Units

40,627 sq ft (3,774 sq m) **TO LET** 

- Exceptional value for money
- Scotland's largest fully enclosed industrial / distribution park
- Minimum eaves height of 13.2m

- 24/7 manned security and CCTV
- 30 Ton Crane
- Fast and easy access to J27 and J28 of the M8

**GLASGOW** 







### **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). In an attractive, landscaped environment, Westway is fully enclosed and benefits from 24 hour manned security, on-site patrols and CCTV.

### **DESCRIPTION**

F6 provides an affordable high bay warehouse suitable for storage and manufacturing. The unit benefits from 13.2m eaves, a large 8.6m x 5.5m loading door and a 30 Ton crane. Externally the unit has parking and a yard area to the front.

# **GLASGOW**



## **MAJOR OCCUPIERS**









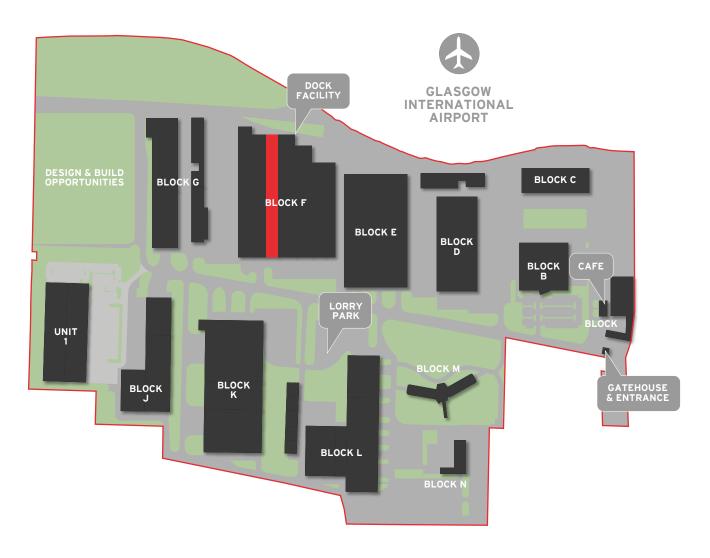












# **ACCOMMODATION (GIA)**

	sq ft	sq m
Warehouse	40,627	3,774
Total	40.627	3.774









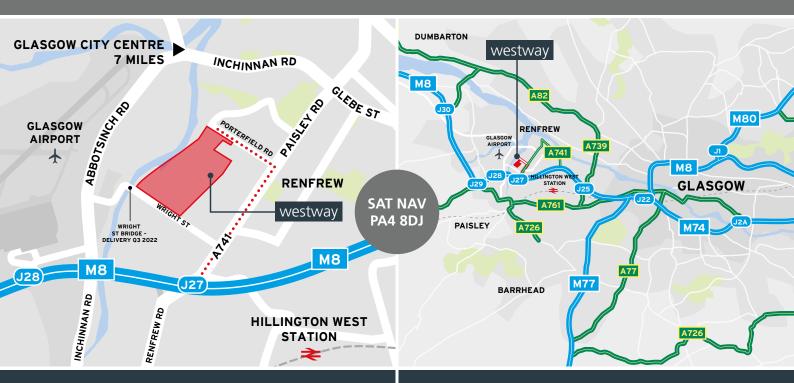
HIGHLY VISIBLE FROM M8 & GLASGOW AIRPORT











#### **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.

	$\overline{}$
	⊃ '
_	/

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

#### **EPC**

EPC rating is available upon request.

#### **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.

#### **FURTHER INFORMATION**

Further information, plans and specifications are available on a bespoke basis 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 lain.davidson@colliers.com

# Colin McManus

07795 613 227 colin.mcmanus@colliers.com