

For Sale

1 to 4.35 Acres
(0.40 Ha—1.76 HA)

Prime Development Plots

Clyde Gateway East
Business Park
London Road
Glasgow
G32 8RB



Location

With a population of 622,000 and an extended catchment of circa 2.3 million people, Glasgow is Scotland's largest city and the third largest urban centre in the UK. The city has the largest economy in Scotland and contributes substantially to the UK economy. Glasgow is Scotland's first city to secure the UK Government's City Deal worth £1.3 billion and generated £41.4 billion GVA in 2017. More than 48,000 businesses (28% of Scottish companies) make their home in the Glasgow city region, supporting 856,000 jobs (34% of Scottish total).

The city is home to an impressive number of blue chip companies, major global organisations and international SMEs. It is the UK's third largest financial centre and ranks in the top 50 in the world. Important employers in Glasgow's banking, finance and insurance sectors include Santander, RBS, Lloyds Banking Group, Barclays Bank, Clydesdale Bank, JP Morgan, Morgan Stanley and Esure.

In addition, Glasgow is one of the UK's largest and most successful shopping locations and after London's West End, it is the first UK city for retail by comparison spend.

Situation

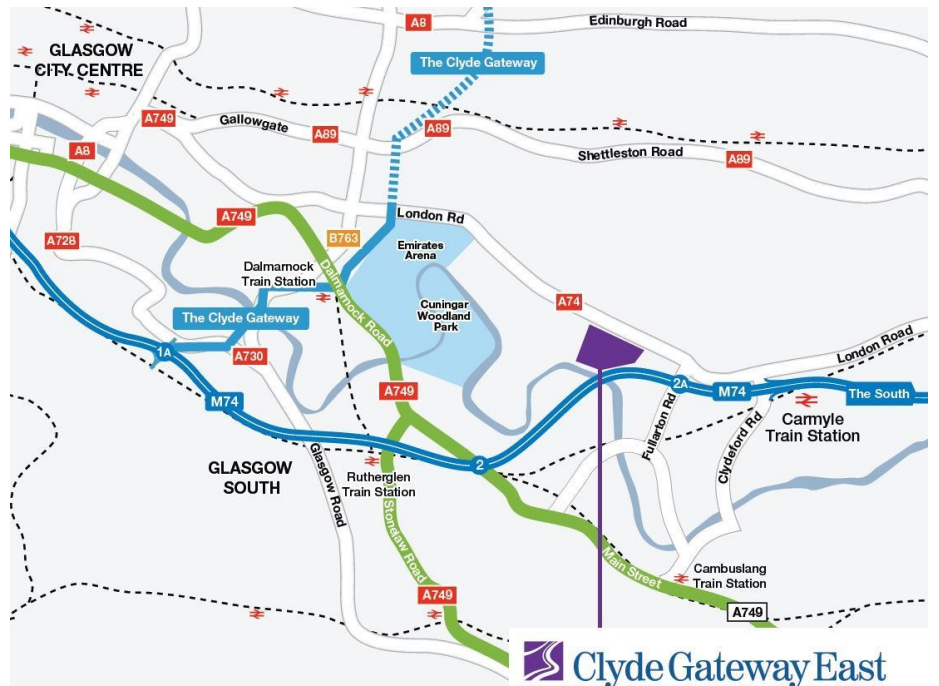
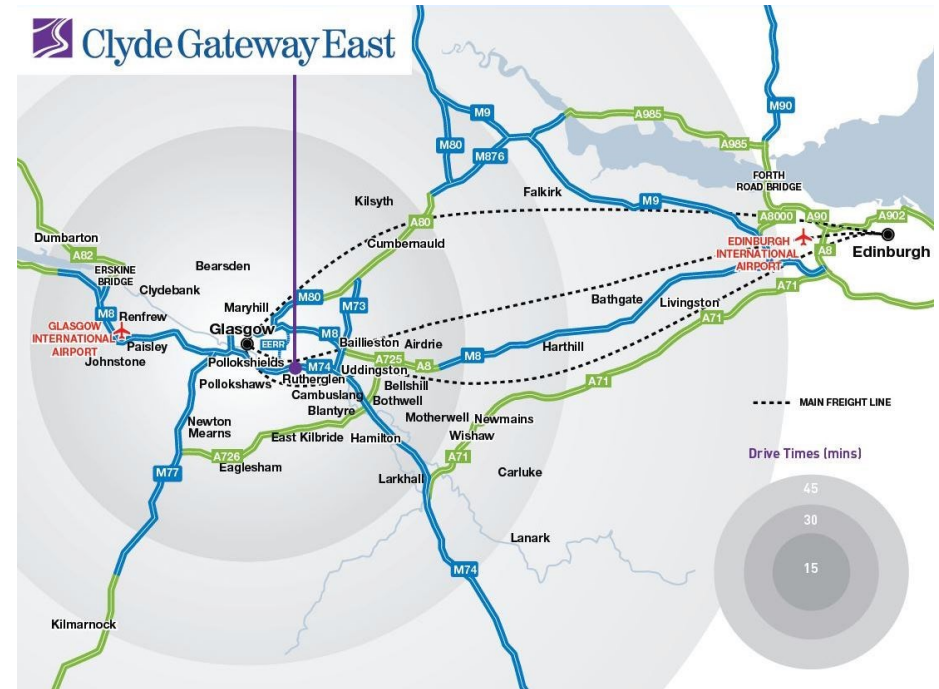
The subjects are situated in the heart of the Clyde Gateway regeneration area, which is halfway through a 20 year development programme and to date has brought significant investment in infrastructure and development.

Clyde Gateway East is one of the Central Belt's flagship industrial estates. It is strategically situated approximately 4 miles south east of Glasgow city centre, adjacent to a four-way interchange at Junction 2A of the M74, which provides direct access to the city centre, the city's ring road, Glasgow International Airport, the central belt motorway network and to England. The estate is directly accessed from the A74 London Road.

There are regular bus services on London Road connecting with the city centre and the nearest railway station is at Carmyle, within 1 mile.

Occupiers currently located within the estate include BT, Dentec, Glacier Energy Services, Cusack and Greencore.

Nearby amenities include; Premier Inn, Brewers Fare, KFC, McDonald's, Matalan, DFS and Sterling Furniture.



Key highlights:

- ◆ **Strong occupier demand for this location**
- ◆ **24/7 on-site security;**
- ◆ **Prominent roadside frontage onto London Road;**
- ◆ **Local facilities include KFC, McDonalds, Premier Inn and Storage Vault;**
- ◆ **Within a prime established Industrial Estate;**
- ◆ **Immediate access to the motorway network at Junction 2A of the M74**

Description

This is a rare opportunity to purchase 3 prime development plots within an established industrial estate in an excellent strategic location. Plots 1 and 3 enjoy highly prominent frontage to London Road with imposing positions either side of the estate's main entrance, Plot 2B is located towards the south west.

Main utilities are installed and available for connection within the infrastructure.

Plot Sizes

In accordance with the RICS Code of Measuring Practice (Sixth Edition), the approximate site areas of the plots are detailed below:

Description	Acres (Gross)	Hectares
Plot 1	1.93	0.78
Plot 2B	1.43	0.58
Plot 3	0.99	0.40

Planning

In keeping with the estate masterplan the Plots have planning consent for Use Classes 4, 5 & 6.

Plot 3 may also be suitable for Class 3 use, subject to planning consent.

Further details are available on request.

Tenure

Heritable interest (Scottish equivalent of English Freehold)

Estate Management

Estate management of the Business Park is governed by a Deed of Condition with proprietors responsible for a proportional share of common service charges.

VAT

We confirm the property is VAT elected.

Roads Adoption

The vendor is currently finalising the Roads Adoption process with the Local Authority and will undertake to bring this process to conclusion. For further information please contact the selling agents.



View looking East



M8/Edinburgh

McDonalds

Premier Inn

Storage Vault

DFS

KFC

Junction 2A

Sterling Furniture

Matalan

M74

Unit 606*

A74 London Road

BT

Greencore

Unit 605*

Dentec Scotland

Cusack

Glacier Energy Services

Unit 501*

Glasgow City Centre

Glasgow City Centre

Plot 3

**Plot 4—Sold
50,000 sq ft facility now under construction**

Plot 1

Torishima

Plot 2B

Description	Acres
Plot 1	1.93
Plot 2B	1.43
Plot 3	0.99

Quoting Terms & Further Information

On behalf of our clients, Clyde Gateway Developments Limited, we are instructed to invite offers for the benefit of our client's heritable interests in these plots, either on an individual or a collective basis.

Viewing and further information

Pete Harding
Associate Director

Tel: 0141 305 6314

Mob: 07920 812 029

Email: pete.harding@avisonyoung.com

Paul Broad
Director

Tel: 0141 305 6382

Mob: 07921 933 666

Email: paul.broad@avisonyoung.com



Avison Young

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- (3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.