

GLASGOW

SOUTH RETAIL PARK

A New Retail Destination

Part of the Darnley Mains Mixed Use Development



Glasgow City Centre

Silverburn Shopping Centre

MATALAN



Sainsbury's

Carphone Warehouse



KFC

COFFEE

COFFEE

B&Q

MARSTON'S

PERSIMMON

Bellway

M77

J3

Hansteen

Available 2017

GLASGOW SOUTH RETAIL PARK



A NEW RETAIL DESTINATION

Darnley Mains is located approximately 6.5 miles south west of Glasgow City Centre, accessed immediately off Junction 3 of the M77, the main arterial route connecting Glasgow city centre to its southern suburbs and onwards to Ayrshire. The site itself is accessed from Leggatston Road.

The site is bounded by the M77 to the east, a new residential development by Bellway and Persimmon to the west/south and B&Q to the north. It is highly visible from the M77 and easily connected via the busy intersection at Junction 3 and the A726.

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ESTABLISHED RETAIL CONURBATION

including 100,000 sq ft B&Q Warehouse, 90,000 sq ft Sainsbury's, B&M Superstore, Matalan and McDonalds/Costa/KFC Drive Thru's

-  Sainsbury's
-  COSTA
-  KFC
- MATALAN



Adjacent to Junction 3 of **M77 Motorway**



Population within 5 miles
400,000 people



1.5 miles
(5 minutes drive time)

from Silverburn Shopping Centre, attracting over 14 million shoppers per annum

On average
over 160,000 vehicles pass the site daily
on both the M77 and A726

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PLANNING

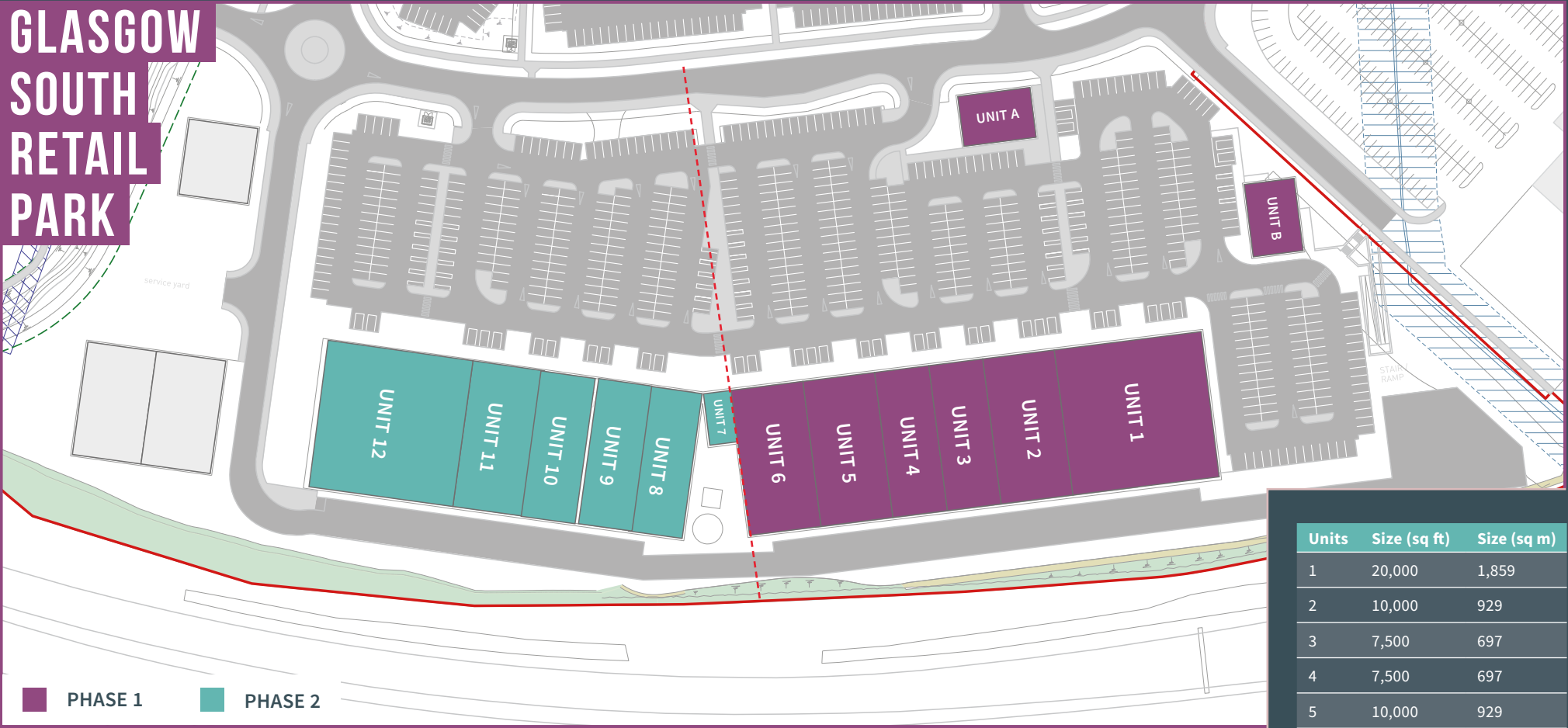
The site benefits from the following uses as part of the planning permission in principle consent granted in November 2013 for the overall Darnley Mains development.

Class 1 Retail
Retail & neighbourhood centre uses

Class 3
Restaurant

- Located in a sector of Glasgow with an under provision of retail warehouse space
- Large catchment
- Excellent accessibility from J3, M77 and A726
- Prominent site immediately adjacent to B&Q Warehouse and new Marstons Family Pub
- 300 new homes built/under construction close by; another 150 anticipated in due course
- Flexible unit sizes available
- Fully serviced site ready for development
- Retail warehouse units will be finished to standard developer's specification capable of incorporating mezzanines

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Units	Size (sq ft)	Size (sq m)
1	20,000	1,859
2	10,000	929
3	7,500	697
4	7,500	697
5	10,000	929
6	10,000	929
7	1,500	139
8	7,500	697
9	7,500	697
10	7,500	697
11	10,000	929
12	20,000	1858
A	3,500	325
B	3,500	325

SCHEME LAYOUT

The scheme is likely to be delivered in two phases as identified on the plan above. The layout plan is indicative only. Units can be provided to suit specific requirements at this stage.

126,000

Scheme size (sq ft)

581

Parking spaces

14

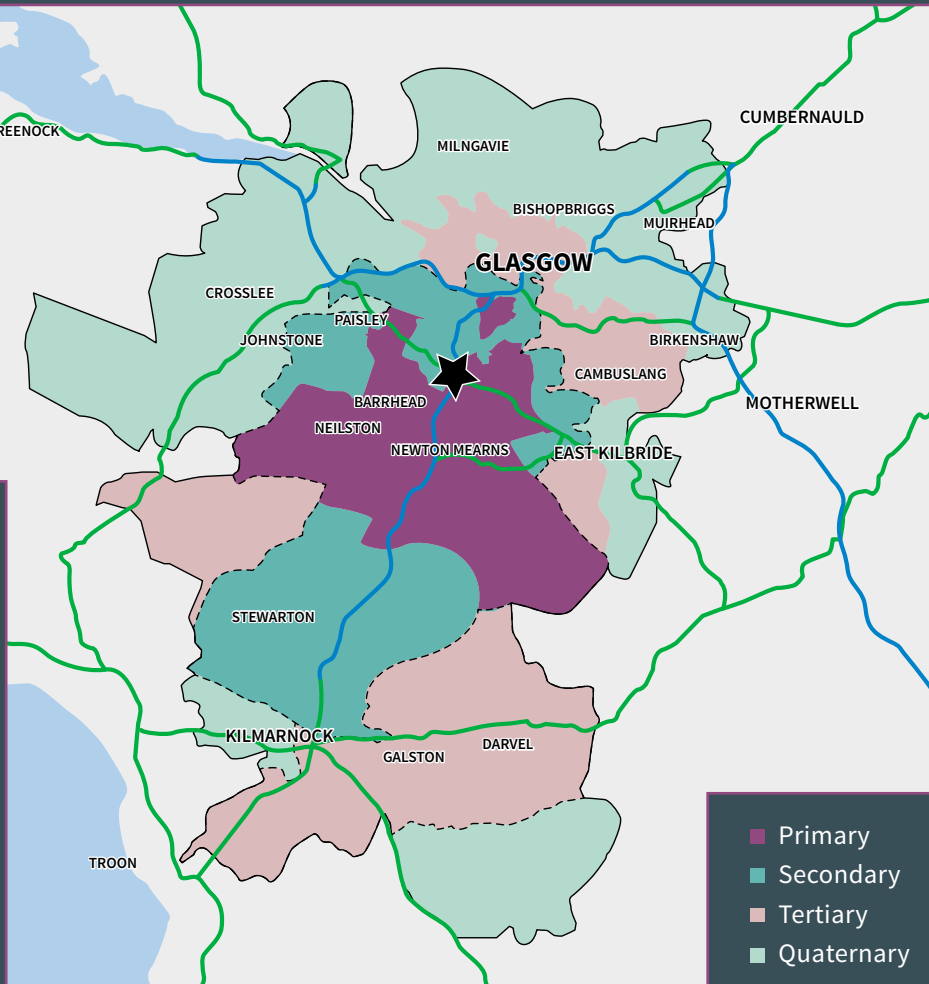
Retail units

2

Class 3 units



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Residential Comparison Goods Market Potential (£m)

Park	(£m)
Doncaster – Wheatley Retail Park	£59.0
Preston – Capital Centre	£56.2
Hull – Kingswood Retail Park	£51.6
Darnley – Glasgow South Retail Park	£48.3
Portsmouth – Ocean Retail Park	£47.5
Altrincham – Altrincham Retail Park	£46.9
Ayr – Heathfield Retail Park	£40.9
Sheffield – Meadowhall Retail Park	£39.5
Glasgow – Strathkelvin Retail Park	£39.0

RETAIL FOOTPRINT CATCHMENT 2017

The park will serve an extensive catchment covering areas to the north of Glasgow city centre and south beyond Kilmarnock, in total comprising a residential population of close to 1.23 million

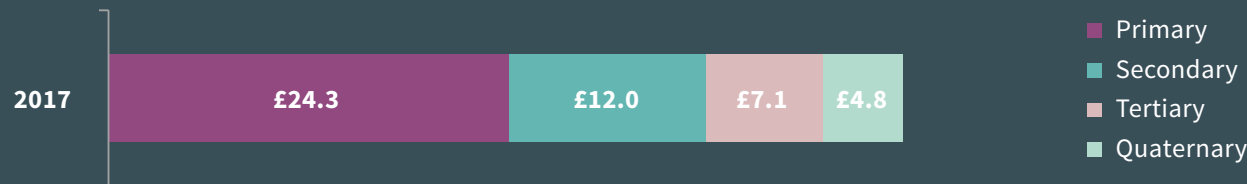
Total catchment population

1,228,852

Core Catchment of

390,424

Residential comparison goods market potential by catchment



Glasgow South Retail Park will be in the

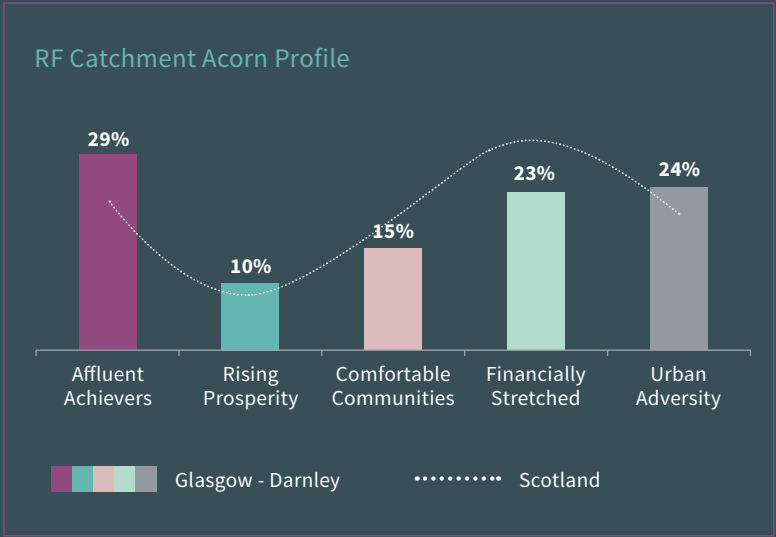
TOP 13%

of Retail Footprint Centres in the UK and the top 10% in Scotland

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KEY FACTS



Total Estimated Market Spend potential including Catering & Convenience

£109.2M



Residential Comparison Goods Market Potential

£48.3M



Affluent Catchment –

TOP 2 ACORN

Categories Account for 39% of the Catchment



Households in the Catchment have an average spend on comparison goods which is

3% ABOVE

the Scottish Average



Core catchment market share

4.2%



Total Catchment Comparison Goods Spend –

£2.7BN

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FURTHER INFORMATION

THE OPPORTUNITY

Expressions of interest are sought from Class 1 and Class 3 users.

TERMS

FRI Leases to be agreed. Quoting rents upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

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Darnley Mains is owned by Hansteen Holdings PLC ("Hansteen"), a FTSE 250 listed company.

Hansteen are a pan-European commercial property investor and developer who have property in UK, France, Germany, Holland and Belgium.

As at 31 December 2015 Hansteen's total portfolio, both owned and under management, comprised of 3.9 million sq m with a rent roll of £120.2 million per annum and a combined portfolio value of £1.55 billion.

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