THE PARADE
DARNLEY
MAINS

G53 7PW

Available 2017

A New Retail Destination
Part of the Darnley Mains Mixed Use Development

Silverburn Shopping Centre
Glasgow City Centre

THE PARADE
DARNLEY
MAINS

Proposed Glasgow South Retail Park

Hansteen

Sainsbury's

M77
J3
Darnley Mains is located approximately 6.5 miles south west of Glasgow City Centre and is accessed off Junction 3 of the M77. This is 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. Highly visible from the M77, and easily connected via the busy intersection Junction 3 and the A726.
THE PARADE
DARNLEY MAINS

Population within 5 miles of 400,000 people

1.5 miles (5 minutes drive time) from Silverburn Regional 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

Adjacent to Junction 3 of M77 Motorway

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

THE PARADE DARNLEY MAINS

Glasgow
International
Airport

Paisley

Newton Mearns

To Prestwick
International
Airport

Silverburn
Shopping Centre

Cambuslang

East Kilbride

Glasgow
City Centre

Hamilton

M80

M73

M74

M8

A8

A78

A70

A749

A724

A725

A736

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UNDER OFFER TO
PERSIMMON FOR
150 NEW HOMES

M77 Motorway

PLANNING

The site has the benefit of 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 2 Financial and professional

Class 3 Restaurant

Class 10 Day nursery/criche

- 300 new homes lying immediately adjacent the subject site with a further 150 new homes proposed.
- Pedestrian links in place from the site to all this new housing.
- Brand new Marston’s Old Plane Tree public house open and trading adjacent to the site.
- All mains services will be available.
- Segregated rear servicing and 42 dedicated customer car parking spaces.
The adjacent layout plan is indicative only. Units can be provided to suit specific requirements at this stage.

<table>
<thead>
<tr>
<th>Units</th>
<th>Size (sq ft)</th>
<th>Size (sq m)</th>
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<tr>
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<tr>
<td>POD</td>
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</table>

Scheme size (sq ft) 8,080
Scheme size (sq m) 750.65
Parking spaces 42
Retail units 6
Pod unit 1
THE PARADE
DARNLEY MAINS

Misrepresentation Act These particulars do not form any part of a contract. Neither the owner, the agents nor any of their partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst the information on these particulars is given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. July 2016

FURTHER INFORMATION

THE OPPORTUNITY
Expressions of interest are sought from all potential occupiers.

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.

Hansteen

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.
www.hansteen.co.uk

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