

GLASGOW AIRPORT BUSINESS PARK

INDUSTRIAL

—

OFFICES

—

RETAIL



SQUARESTONEGROWTH

— WHERE BUSINESS TAKES OFF

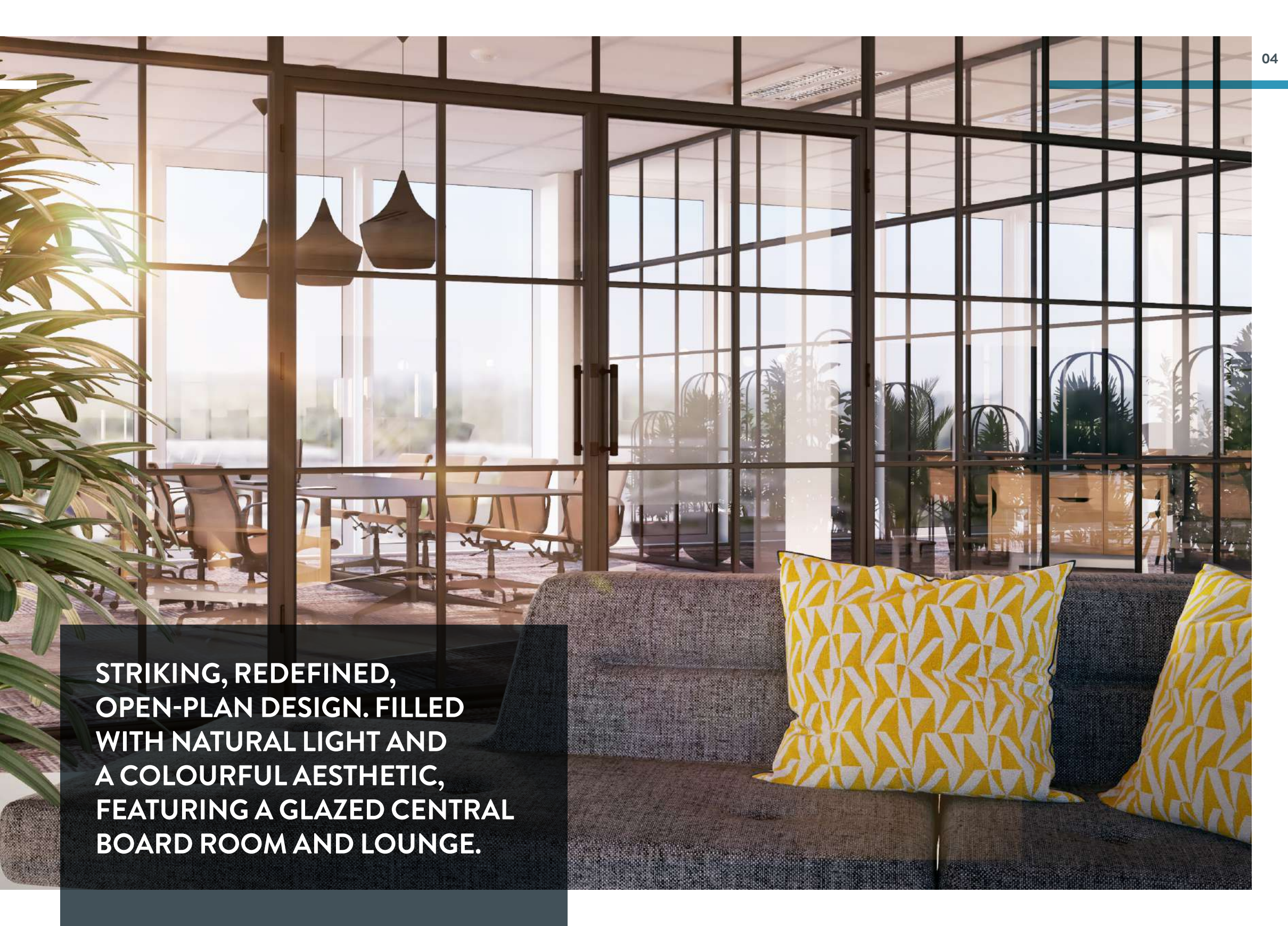
Glasgow Airport Business Park is the perfect space for your business to soar – whether you are a young, streamlined operation reaching for the sky or a stable business already in cruise mode.

Offering industrial, office and retail all on the same site with extensive car parking. Inospace manages a full range of service solutions that give you all the benefits, resources and convenience of a heavily invested organisation – without the capital outlay, running costs or operational turbulence.



A modern, stylish creative workspace featuring a mix of black and light-colored tables, black and light-colored chairs, and several large, geometric pendant lights. The room has a light wood-look floor and a dark grey carpeted area. In the background, there are glass-walled offices with red and white branding, and a large green wall with a patterned design. A black sofa is visible on the left side of the image.

**STYLISH MODERN CREATIVE
WORKSPACES OFFERING
ACCESS TO A FULL SUITE OF
SERVICES AND BENEFITS.**

A modern office lounge with a grey sofa, yellow patterned pillows, and a large glass-walled board room in the background. The room is filled with natural light and features a colorful aesthetic. The glass-walled board room is visible through the large windows, showing a table and chairs. The overall design is open-plan and striking.

**STRIKING, REDEFINED,
OPEN-PLAN DESIGN. FILLED
WITH NATURAL LIGHT AND
A COLOURFUL AESTHETIC,
FEATURING A GLAZED CENTRAL
BOARD ROOM AND LOUNGE.**

CONNECTED URBAN PROMINENT

You're at the hub of a modern, integrated transport network covering plane, train, bus and car systems. You're minutes from Glasgow City Centre, so you get all the benefits of an urban capital at a fraction of the cost, with fewer traffic and parking issues.

There are three great hotels and an upmarket Health Club nearby, as well as a convenient shopping centre and a host of eating and leisure venues.

FLY

London	1hr 05mins
Birmingham	1hr 15mins
Manchester	1hr 05mins
Dublin	1hr 00mins
Paris	1hr 50mins
Berlin	2hrs 10mins
Amsterdam	1hr 35mins

DRIVE

Glasgow	9 miles
Edinburgh	55 miles
Aberdeen	157 miles
Newcastle	158 miles
Manchester	220 miles
Birmingham	296 miles
London	418 miles





GLASGOW INTERNATIONAL AIRPORT

HOLIDAY INN

STARBUCKS

MARKS & SPENCER

J28

TAXI RANK

GLASGOW AIRPORT BUSINESS PARK

HOLIDAY INN EXPRESS

M8

COURTYARD BY MARRIOTT

TRAVELODGE

HOTEL PLANNED

LIGHTYEAR

BP/COSTA/SUBWAY

PREMIER INN

TENANTS

- 1. LOGANAIR
- 2. FIRST MILK
- 3. TAYLOR WIMPEY
- 4. INOSPACE
- 5. CEFETRA
- 6. KUEHNE & NAGEL
- 7. FEDEX
- 8. GREGGS

NEW RESIDENTIAL UNDER CONSTRUCTION

CAR PARK

INDUSTRIAL BUILDING

RETAIL PARK

8

6

7

1

2

3

4

5

MARCHBURN DRIVE

INCHINNAN ROAD

KEY FEATURES



**ON-SITE
PARK MANAGER**



**EXTENSIVE
CAR PARKING**



**24/7
ACCESS**



**CCTV
MONITORING**



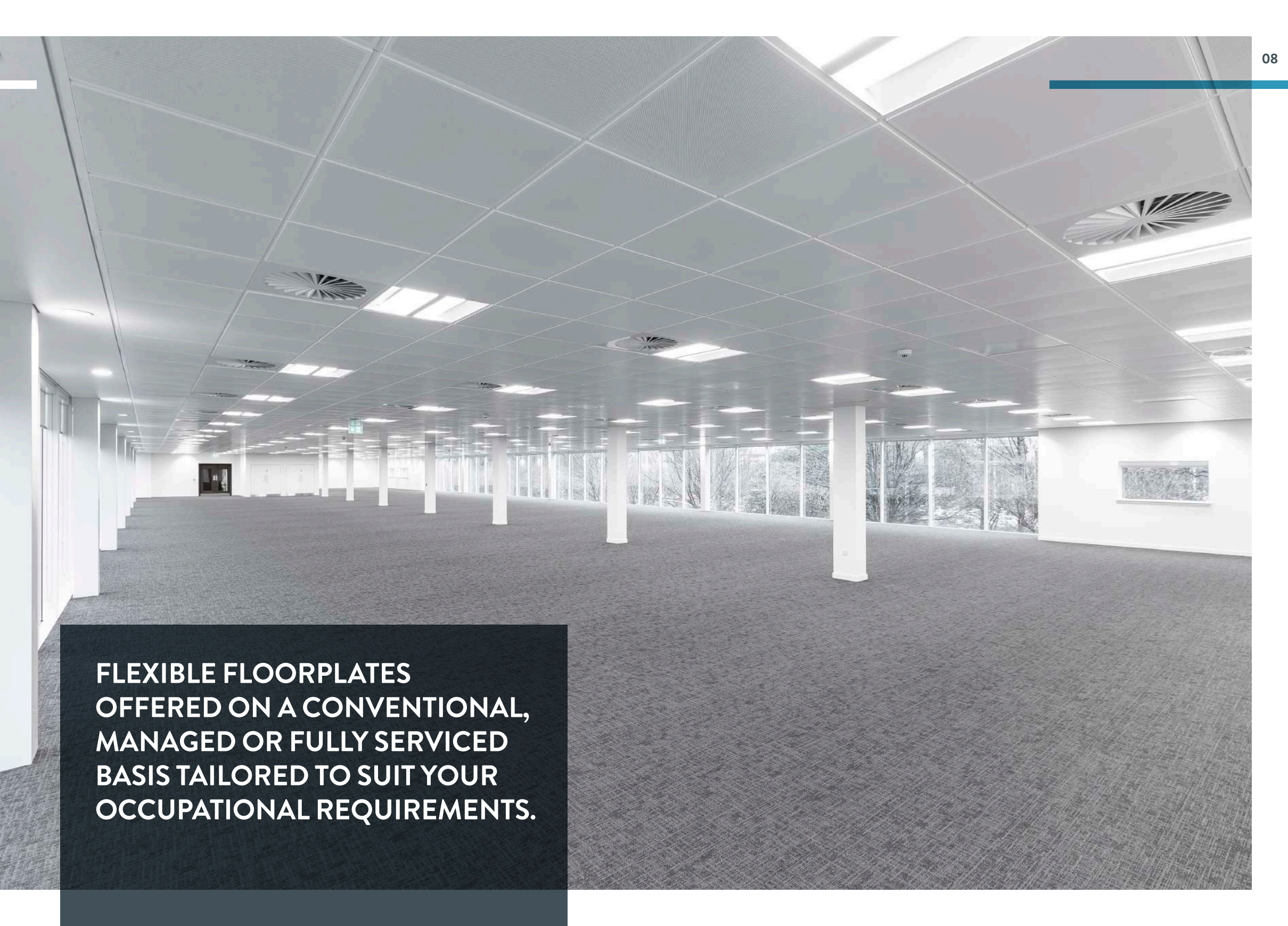
**FIBRE
INTERNET**



**DISABLED
ACCESS**



**BICYCLE
HUB**



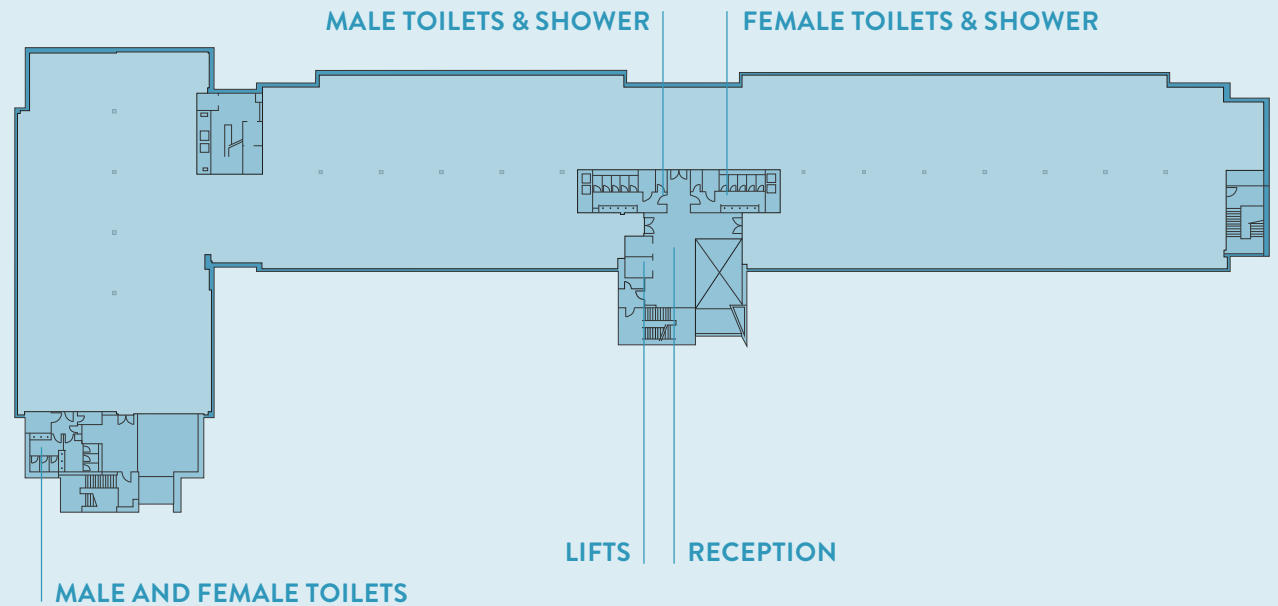
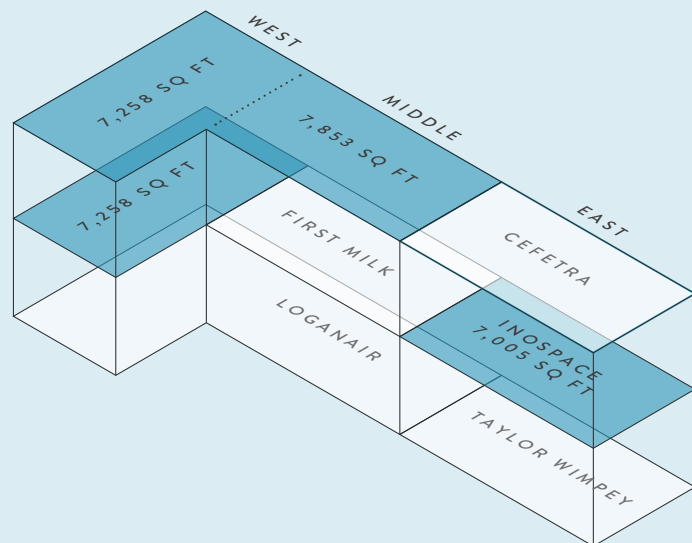
**FLEXIBLE FLOORPLATES
OFFERED ON A CONVENTIONAL,
MANAGED OR FULLY SERVICED
BASIS TAILORED TO SUIT YOUR
OCCUPATIONAL REQUIREMENTS.**

THE LIGHTYEAR BUILDING

A range of upmarket office suites with extraordinary services. Lightyear offers a range of flexible office suites from 100 – 29,000 SQ FT on a conventional, managed or serviced basis.

The flexible floorplates offer occupiers the option of leasing space on a traditional FRI basis, taking an all-inclusive serviced option in the Inospace Business Hub or a combination of both. Managed by Inospace, Lightyear provides a range of options to allow your business the flexibility it needs by tailoring packages to suit your requirements. All occupiers benefit from the fully kitted out meeting rooms, pause areas, phone booths, equipped kitchens and free WIFI throughout.

In addition to the services in the Inospace Business Hub, there is also a manned reception for your convenience, a secure bicycle shelter and modern bathrooms with shower facilities.



FLOOR	WEST	MIDDLE	EAST
SECOND FLOOR	7,258 SQ FT (674 SQ M)	7,853 SQ FT (729 SQ M)	CEFETRA
FIRST FLOOR	7,258 SQ FT (674 SQ M)	FIRST MILK	INOSPACE – 7,005 SQ FT
GROUND FLOOR	LOGANAIR	-	TAYLOR WIMPEY
TOTAL	29,374 SQ FT (2,729 SQ M)		

● AVAILABLE

*2nd floor suites are available individually or on a combined basis

INOSPACE LIGHTYEAR

Upgrade to business class: You know you've arrived when you step into the uplifting triple volume entrance of Inospace Lightyear in Glasgow Airport Business Park, with its floor to ceiling windows, sleek decor and elegant finishes.

The park offers industrial and office spaces to suit all your needs. The flexible serviced office suites are designed to accommodate from 2-40 people each. And they're totally scalable. There is also conventional office space in the building for businesses looking for independence and larger floor areas. For those looking for a large warehousing solution, there is a spacious freestanding industrial unit that will perfectly suit logistics companies.

Inospace offer a fully managed business park adjacent to Glasgow International Airport with services that everyone can benefit from. Our parks offer occupiers benefits like manned receptions, dedicated park managers, meeting rooms, pause areas, equipped kitchens, 24/7 access and on-site amenities. Situated at Glasgow Airport Business Park, Inospace offers you the unique opportunity of having industrial, office all on the same site. You can choose any combination of these products to reach your optimum solution, and then adapt it as your needs or business plans change. Depending on your needs and vision, Inospace tailors solutions to meet your requirements.



- | | | | |
|-----------------------|----------------------|-------------------|----------------------------|
| Wifi / Fibre Internet | Communal Kitchen | Secure Parking | On-site Park Manager |
| Manned Reception | Disability Access | Lifts | Landscaped Gardens |
| Telephone Booths | Business Hub | Bathrooms | Bicycle Racks |
| Wired Score Certified | inocircle Membership | Lease Flexibility | Loading Bays |
| Meeting Rooms | Networking Events | Parking | Pause Areas |
| Paved Yard | Plug n Play Area | Satellite Space | Shops / restaurants nearby |
| Changing Rooms | Truck Access | Visitors Parking | Connect & Collaborate |
| 24/7 Access | CCTV Monitoring | Mail Collection | 3-Phase Power |

A modern office interior with a meeting room featuring large glass walls and colorful accents. The meeting room has a blue wall with the word 'MEETING' in large orange letters and 'TEAMWORK' in large white letters. There are also some smaller words like 'Collaboration', 'Innovation', and 'Focus' scattered around. The room is furnished with desks, chairs, and a large potted plant. The office has a dark grey carpet and white pillars. The ceiling is white with recessed lighting.

MEETING
TEAMWORK

**FULL HEIGHT GLAZING
MAXIMISES NATURAL LIGHT,
ENHANCING COLLABORATION,
PRODUCTIVITY AND CREATIVITY.**

ROADSIDE RETAIL SPACE

With full planning permission secured for a 7,500 sq ft retail parade and an 1,800 sq ft drive thru, the development will be situated on Glasgow Airport Business Park with a mix of industrial, offices and dense residential in the area. There are also 180 new homes being built by Keepmoat Homes immediately adjacent to the site.

The neighbouring Glasgow Airport Business Park will have approximately 1,100 staff when fully let. There is also a 170 bed Courtyard by Marriot Hotel, a Travel Lodge and a further hotel development planned adjacent.

- 1,000 sqft – 7,500 sq ft of retail units
- 1,800 sq ft drive through
- Prominent road side location
- 12,000+ passing vehicles per day
- 180 new homes alongside
- 1,100 office staff in adjacent offices once fully let

DESCRIPTION

The subjects comprise a new build, single story retail terrace with dedicated parking for 38 vehicles in phase 1. Phase 2 will have a further 21 spaces.

PLANNING

The landlord has been granted Class 1, Class 2, Class 3 and Sui Generis (Hot Food) uses. There is also full planning for a drive thru.

RATEABLE VALUES

The subjects will be assessed for rates once the development is complete. Informal advice may be secured by contacting Renfrewshire Joint Valuation Board on 0300 300 0150.



UNIT	AREA SQ FT	AREA SQ M	RENTAL PA
UNIT 1	3,014	280	£50,000
UNIT 2	1,049	97.5	£22,000
UNIT 3	1,049	97.5	£22,000
UNIT 4	1,049	97.5	£22,000
UNIT 5	1,498	139.2	UNDER OFFER TO GREGGS
UNIT 6 / DRIVE THRU	1,800	167.2	ON APPLICATION

INDUSTRIAL SPACE

The property comprises a high quality mid terraced industrial unit of steel portal frame construction. The unit benefits from an electrically operated shutter door to the rear leading to a level communal yard area.

Key features include an insulated roof incorporating glass daylight panels, high efficiency LED lighting, concrete floor with 30kn/m² floor loading and 3 phase power. The unit is accessed via a dedicated reception with male and female toilets and stairs leading to the first floor offices. There is provision to create further ground floor offices if required. Dedicated car parking is provided to the front with additional secure parking to the side of unit.

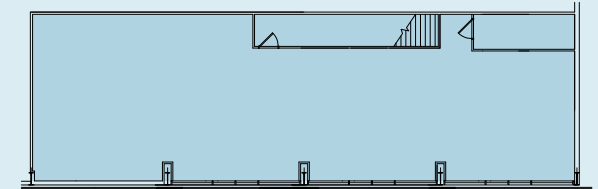
- 15,551 sq ft open plan warehouse
- 1,891 sq ft of bright, good quality office space
- Minimum eaves height of 6m
- Maximum eaves height to beams 9.562m
- Maximum eaves height 10.485m
- Electric roller shutter door to secure shared yard
- Dedicated reception and male/female toilets
- 27 dedicated car parking spaces

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Ed) to provide the following gross internal area:

FLOOR	SIZE SQ FT	AREA SQ M
PRODUCTION / WAREHOUSE	15,551	1,444.71
FIRST FLOOR OFFICES	1,894	176
TOTAL	17,445	1,620.71

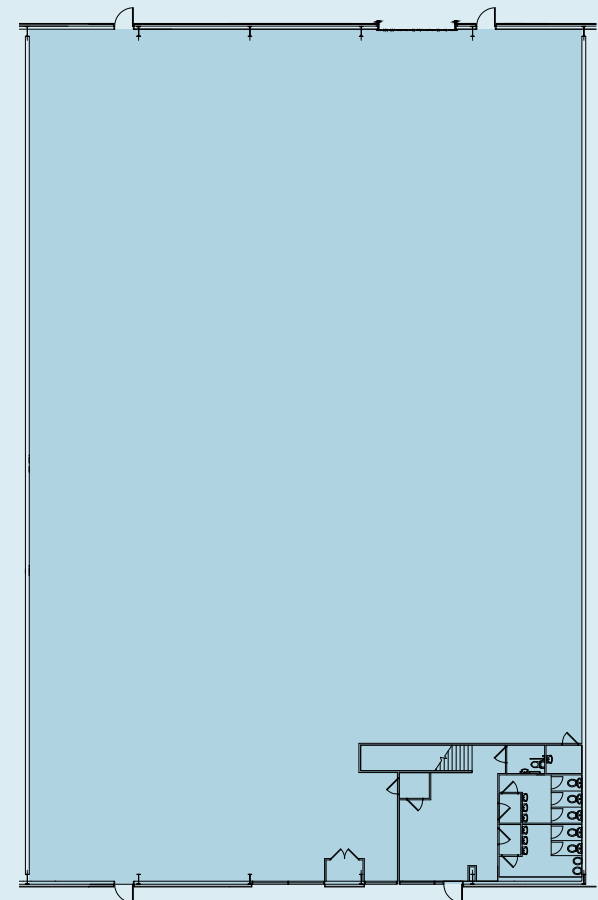
FIRST FLOOR OFFICES

1,894 SQ FT
176 SQ M



PRODUCTION / WAREHOUSE

15,551 SQ FT
1,447.71 SQ M





**SECURE AND READY TO
ACCOMMODATE THE NEEDS
OF A GROWING BUSINESS.
BRIGHT, SPACIOUS AND
ENERGY EFFICIENT.**

VIEWING AND FURTHER INFORMATION

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