

PRIME DEVELOPMENT PLOTS FOR SALE FROM 1.5 ACRES



Gateway Glasgow, Cambuslang G32 8NB
GLASGOW'S PREMIER INDUSTRIAL & BUSINESS LOCATION



BOC

PLOT 20B

Excel Tradeteam

CAMBUSLANG ROAD

M74

J2A

Core Assets

PLOT 17

Mansell

BP

DH Allan

PLOT 16B

CCG

Booksource

UK Mail

UK Mail

CLYDESMILL ROAD

Encon Insulation

Cleveland Cable Company

Parcelforce

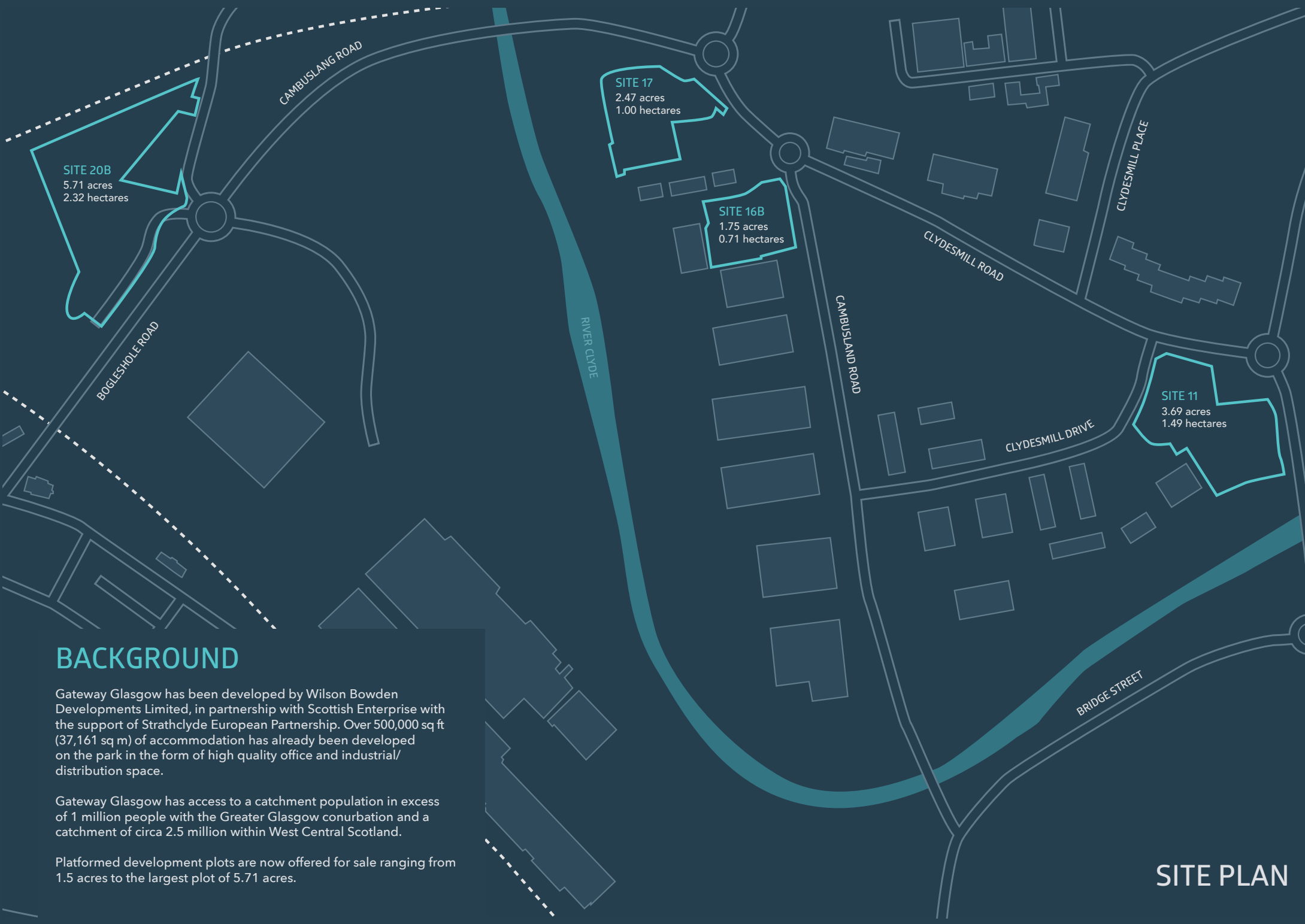
Batleys

M&H Couriers

Righton

Territorial Army

PLOT 11



BACKGROUND

Gateway Glasgow has been developed by Wilson Bowden Developments Limited, in partnership with Scottish Enterprise with the support of Strathclyde European Partnership. Over 500,000 sq ft (37,161 sq m) of accommodation has already been developed on the park in the form of high quality office and industrial/distribution space.

Gateway Glasgow has access to a catchment population in excess of 1 million people with the Greater Glasgow conurbation and a catchment of circa 2.5 million within West Central Scotland.

Platformed development plots are now offered for sale ranging from 1.5 acres to the largest plot of 5.71 acres.

SITE PLAN

LOCATION

Situated approximately 5 miles south east of Glasgow city centre with direct links to the M74 (M6) motorway, Gateway Glasgow is ideally located for rapid access to the central belt of Scotland and the national motorway network. The completion of the M74 motorway, linking Cambuslang to the Kingston Bridge in central Glasgow has further enhanced the location.

Gateway Glasgow has already attracted several prestigious occupiers including BP, Exel Tradeteam, Parcelforce, Business Post, Encon Insulation, The Territorial Army, BOC and Mansell Construction Services.

The availability of a skilled workforce combined with the development's highly accessible location provides an unrivalled opportunity to service the Scottish central belt and beyond.

Local amenities within minutes of the site include: a Morrisons Superstore, Premier Inn, Brewers Fayre Restaurant, McDonalds, Petrol Filling Station and Cambuslang Town Centre.



PLOT 20B - 5.71 ACRES

A prominent site fronting Bogleshole Road adjacent to BOC. The site has been platformed and is capable of accommodating a building of up to 60,000 sq ft.



PLOT 17 - 2.47 ACRES

A highly prominent site fronting the Fullarton Road roundabout and only a minute's drive from junction 2 of the M74. There are office pavilions to the rear of the site and it is capable of further office development and subject to planning may be suitable for a headquarter facility, hybrid development or roadside retail.



PLOT 16B - 1.77 ACRES

One of the best industrial plots in Greater Glasgow area. The site occupies a prominent position at the top of Cambuslang Road and next to the Fullarton Road roundabout. The plot is platformed and ready for immediate development. It is suitable for a variety of uses ranging from industrial, hybrid development and for offices.



PLOT 11 - 3.69 ACRES

The plot has already been partially developed to accommodate the Territorial Army. The remainder of the plot has two development platforms one with the potential to accommodate 30,000 sq ft and the other circa 20,000 sq ft.



Terms

Offers are invited for our client's heritable interest in the individual plots or for their interest as a whole.

Further Information

Technical information on the plots is available to interested parties.

Contact

Alan Gilkison
 alan.gilkison@ryden.co.uk
 0141 270 3138



(i) Messrs Ryden LLP for themselves and for vendors or lessors of this property whose agents they are give notice that: the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden LLP has any authority to make or give any representation or warranty whatever in relation to this property. April 2015