

Clyde Gateway East

Glasgow
M74, Junction 2A



New highly specified business space **TO LET**

Smart, Modern Facilities • Great Transport Links • Design and Build Opportunities • 24hr On-site Security

Good for your business

Clyde Gateway East is Glasgow's newest business destination. Phase 1, comprising three buildings totalling 57,745 sq ft, is complete and occupied by Torishima Europe Ltd, PF Cusack and Glacier Energy. BT plc have now taken occupation of a new 12,948 sq ft purpose built Telecom Engineering Centre.

Less than half a mile from Junction 2A of the M74 motorway and only 10 minutes from Glasgow city centre, Clyde Gateway East offers the ideal base from which to service Glasgow and Central Scotland markets.

Designed with sustainability in mind, Clyde Gateway East incorporates a Sustainable Urban Drainage System (SUDS) and access to a "Smart Grid" to improve the efficiency, reliability and economics of your power needs. Vehicular access to the park is controlled via a 24/7 manned gatehouse and CCTV cameras provide additional security.

The high quality landscaped surroundings and access to the River Clyde Walkway offer an environment your staff will enjoy with amenities including Premier Inn hotel, Brewers Fayre and Shell filling station/convenience store on your doorstep.

Clyde Gateway East offers a compelling combination of location, security, sustainability and amenity to allow your business to grow, succeed and belong.



Developers

The development is by a joint venture between MEPC and Clyde Gateway the Urban Regeneration Company.



MEPC has been a prominent name in the UK commercial property for more than 60 years and the company has an outstanding track record of responsible management and development of large business estates.



Clyde Gateway is delivering a major regeneration programme across 840 acres of land in the east end of Glasgow and neighbouring South Lanarkshire. Through investment in the local communities, infrastructure and economy, Clyde Gateway is committed to securing the area's long term sustainable future.



“ Our relocation to Clyde Gateway was driven by a need to ensure we had a modern, fit-for-purpose base from which to grow our business, somewhere that fits the Glacier brand and our reputation for quality.

Our team has settled very quickly and we continue to expand our skilled employee base, delivering job opportunities for the local community as well as providing our existing employees with a high-standard environment in which to work. ”

Scott Martin
Chairman
Glacier Energy Services



The Development

The buildings shown have been designed to maximise yardage and car parking areas and to provide a variety of building sizes to meet anticipated occupier demand.

Modifications or complete bespoke solutions are available on undeveloped plots and an experienced design team is on hand to convert your ideal specification into a fully developed solution.

Site Schedule

Unit 101

20,000 sq ft, including 1,400 sq ft office space.

Units 201-207

7 x 5,000 sq ft trade units, each with small office/reception and toilets.

Unit 208

16,500 sq ft, including 1,400 sq ft office space.

Unit 301

Indicative drive-thru unit.
GIFA dependant on occupier requirement.

Unit 302

Indicative drive-thru unit.
GIFA dependant on occupier requirement.

Unit 401

42,000 sq ft, including 2,900 sq ft office space.

Unit 402

33,000 sq ft, including 2,300 sq ft office space.

Unit 501

16,000 sq ft, including 1,000 sq ft office space.

Unit 604

16,150 sq ft, including 1,080 sq ft office space.

Unit 605

13,770 sq ft, including 936 sq ft office space.

Unit 606

23,000 sq ft, including 1,400 sq ft office space.

Unit 607

23,000 sq ft, including 1,400 sq ft office space.

Note: office sizes are indicative only.

KEY

Completed and Occupied

Future Phases



Indicative Masterplan



“

A modern facility with easy access to the country's main motorway networks is important for our business. We serve clients from a wide geographical base so this move is ideal for our continued growth and future plans. ”

Gerry Clocherty
Managing Director,
Torishima Service Solutions Europe Ltd



The Benefits

Assistance

Clyde Gateway can provide incentives in the form of funding and advisory support to businesses and developers who wish to invest in the area. Similar incentives are offered to existing local firms within the geographical boundary to help their business develop and grow. For example, developers and occupiers may be assisted in funding new properties and companies can be assisted with employment and training costs for additional staff. Clyde Gateway works in close partnership with a number of key organisations such as Business Gateway, Glasgow City Council, Jobcentre Plus, Scottish Enterprise, Skills Development Scotland and South Lanarkshire Council to help stimulate investment and generate economic growth within this key business location.

Clyde Gateway East lies within an area qualifying for Tier 2 Regional Selective Assistance. Subject to meeting certain criteria, occupiers could be eligible for a contribution of up to 15% of the capital investment made in establishing a new facility on the site. Further information is available from www.scottish-enterprise.com

Transport Links

Glasgow is Scotland's largest city with a population of around 630,000 and with a catchment population of over three million.

This city is served by a number of major motorways including the M8, M73, M77, M80 and M74 thereby providing immediate access to the national motorway network. The city has a fully integrated transport system combining rail, bus and subway networks. Glasgow International Airport offers direct routes throughout the UK, Europe, USA, Canada and United Arab Emirates.

Clyde Gateway East is situated approximately four miles south east of Glasgow city centre. The development occupies a strategic location adjacent to a four-way interchange on the M74, which is a key element of Glasgow's ring road and which provides ready access to the city centre and Glasgow International Airport. The business park is directly accessed from the A74 London Road.

Amenities

Amenities nearby include the Premier Inn Hotel and Brewers Fayre, many of the main fast food outlets and local retailing on Tollcross Road.

Infrastructure

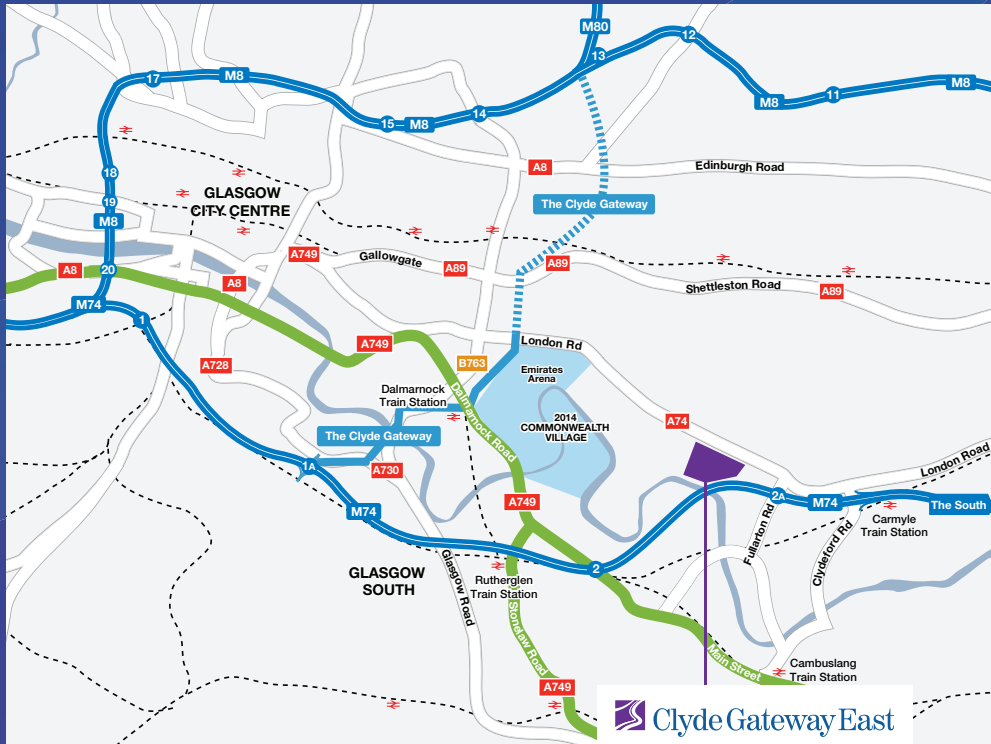
All plots are fully serviced with electricity, water, gas, drainage and BT connections at the plot boundaries.

The electrical capacity for the Park is currently 2.5MV, but the infrastructure and cable network has been designed to accommodate aggregate capacity of up to 5.0MV. The site also benefits from a 'Smartgrid System' which provides occupiers with the ability to feed back into the system by using renewables.

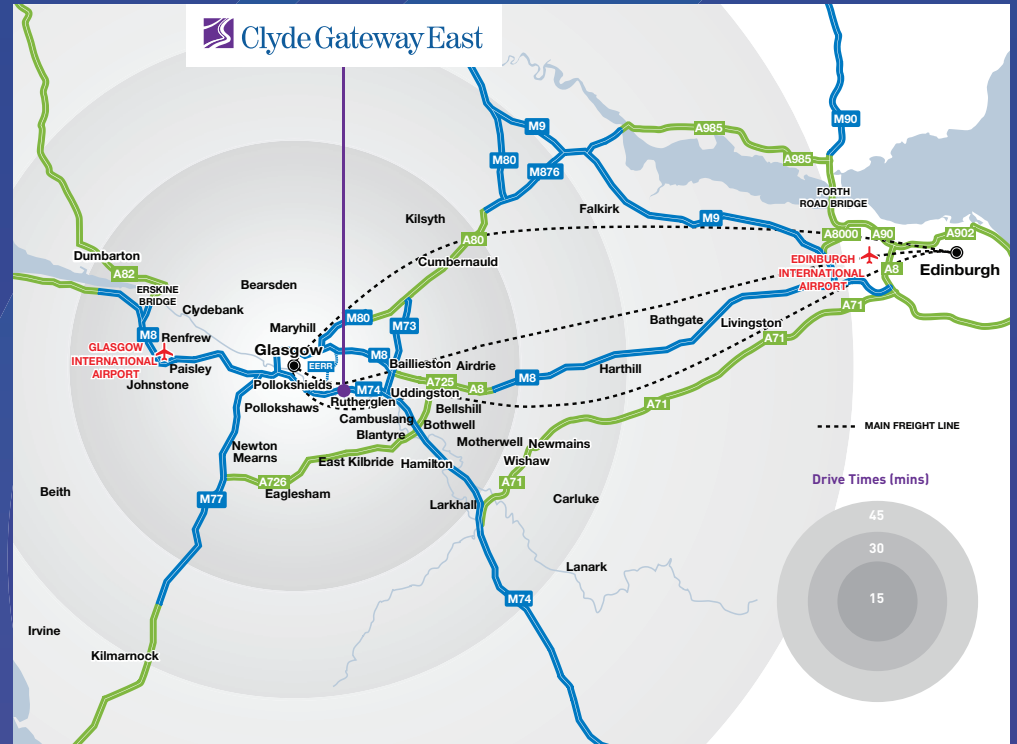
Quality Workforce

Located at the heart of the West of Scotland labour market, businesses can benefit from a large and well qualified workforce. The Glasgow City Region offers a pool of over 1.7m potential staff within a 45 minute commute. The region's higher and further education colleges attracts 160,000 students annually.





Sat Nav: G32 8RH



www.clydegatewayeast.com

All enquiries

Ryden.co.uk
0141 204 3838

CBRE
0141 204 7666
www.cbre.co.uk