



# Prestwick International Aerospace Park

Dow Road, Prestwick,  
South Ayrshire, KA9 2TU

## DEVELOPMENT PLOTS FOR SALE

**Fully serviced plots available for bespoke commercial development  
Ranging from approximately 1.7 acres (0.69 ha) to 7.09 acres (2.87 ha)**

- Strategic site adjacent to Glasgow, Prestwick Airport
- High quality landscaped environment

### LOCATION

Prestwick International Aerospace Park is conveniently located approximately 30 miles south-west of Glasgow city centre and is easily accessible via the M77 motorway or by half-hourly rail services from Glasgow Central Station.

Situated adjacent to Glasgow, Prestwick International Airport the Aerospace Park benefits from its strategic MRO location, enjoys an excellent communications infrastructure and has Assisted Area status.

## DESCRIPTION

The subjects comprise seven development plots on a level and fully serviced site in a prominent and well serviced location.

A key element in the development of the Aerospace Park is its physical relationship with Glasgow Prestwick Airport and Runway 13/31. An essential requirement of the Aerospace Park is that buildings do not compromise the operational safety of the Airport and in particular the Flight Envelope criteria for Runway 13/31.

The buildings that have been constructed on site satisfy the safety criteria for the operation of the Airport and provide a clear indication of the height and design of buildings as well as the types of external materials which are acceptable on the Park to satisfy Airport safety and operational considerations.

All buildings proposed for the Aerospace Park will require to be the subject of early consultation with the Operations Staff at Glasgow Prestwick Airport.

## PLANNING

The site has been granted planning permission for aerospace or airport related development consistent with Use Classes 4,5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Copies of planning permissions are available to genuinely interested parties on request.

## SITE SERVICES & CAPACITIES\*

All plots have service and infrastructure provisions available at their frontage. It will be the responsibility of individual developers to make connections to such services.

**Electricity:** The remaining total capacity available is 4,300kVA which is equivalent to 86VA/m<sup>2</sup>.

**Gas:** The reserved gas supply is 6500kW which is equivalent to 130W/m<sup>2</sup>.

**Water:** The total water supply available is approximately 220,000 litres per day. This is equivalent to 4,584 litres per 1000m<sup>2</sup> per day.

\*Figures correct at March 2010

## FOUL DRAINAGE

An existing Scottish Water foul sewer network is in place on site and has been designed to cater for the anticipated foul water discharge levels from a development like that proposed at Prestwick International Aerospace Park.

Notwithstanding the forgoing, capacity in Scottish Water sewer networks cannot be reserved and it will be necessary for each new development to submit an application to Scottish Water for approval to connect to the system.

## SURFACE WATER

The current infrastructure installed on the Park forms an appropriate basis for the development of SUDS proposals on the remaining plots. Surface Water drainage on these plots will be designed in accordance with Circa Report C697 "The SUDS Manual".

Service drawings can be made available on request.



## DEVELOPMENT PLOTS

Plot	Hectares/Acres	Building Areas (Approx)		Plot Level
		m <sup>2</sup>	ft <sup>2</sup>	
2	1.44/3.56	7,000	75,000	+9.5
3	2.05/5.06	10,000	108,000	+9.5
4*	1.41/3.48	6,650	71,000	+10.0
5*	1.46/3.60	7,500	80,000	+11.5
6	0.69/1.70 (remaining)	2,000	21,500	+14
7	1.14/2.82	3,716	40,000	+16
8	1.53/3.78	5,574	60,000	+18
Totals	9.72/24.02	42,440	455,500	-

\*Plots 4 and 5 can be purchased as a combined development plot of 2.87 ha / 7.09 acres.

The parking space provision for each of the development plots is one space per 500ft<sup>2</sup>.

All measurements are approximate and are for guidance only. All elements have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

## VAT

All prices will be quoted exclusive of VAT. Interested parties must satisfy themselves as to the instance of VAT in respect if any transaction.

## LEGALS

Each party will be responsible for their own legal costs however, purchasers will be responsible for the costs of registering the sale, stamp duty, land tax and VAT thereon.

## VIEWINGS & ENQUIRIES

For further information, or to arrange an appointment to view, please contact John Fish on **01563 545 051** or email [john.fish@scotent.co.uk](mailto:john.fish@scotent.co.uk).

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