

The Developer

J. Smart & Co. (Contractors) Plc is one of Scotland's most established and successful property developers.

The company has a proven track record in building high quality industrial and office buildings across Scotland with customers including Ceramic Tile Distributors (part of the Saint Gobain Group), Accident Exchange plc, City Plumbing, Wolseley Center and Travis Perkins.



Location

Cardonald Business Park occupies a strategic location, fronting the M8 motorway, mid-way between Glasgow City Centre and Glasgow Airport, approximately 4 miles from each. Junction 25 provides immediate access/egress to and from the M8 motorway. The area benefits from the M74 extension, significantly reducing drive times to and from the Park.

The Park also benefits from regular bus services and is served by Cardonald rail station, approximately 5 minutes walk.

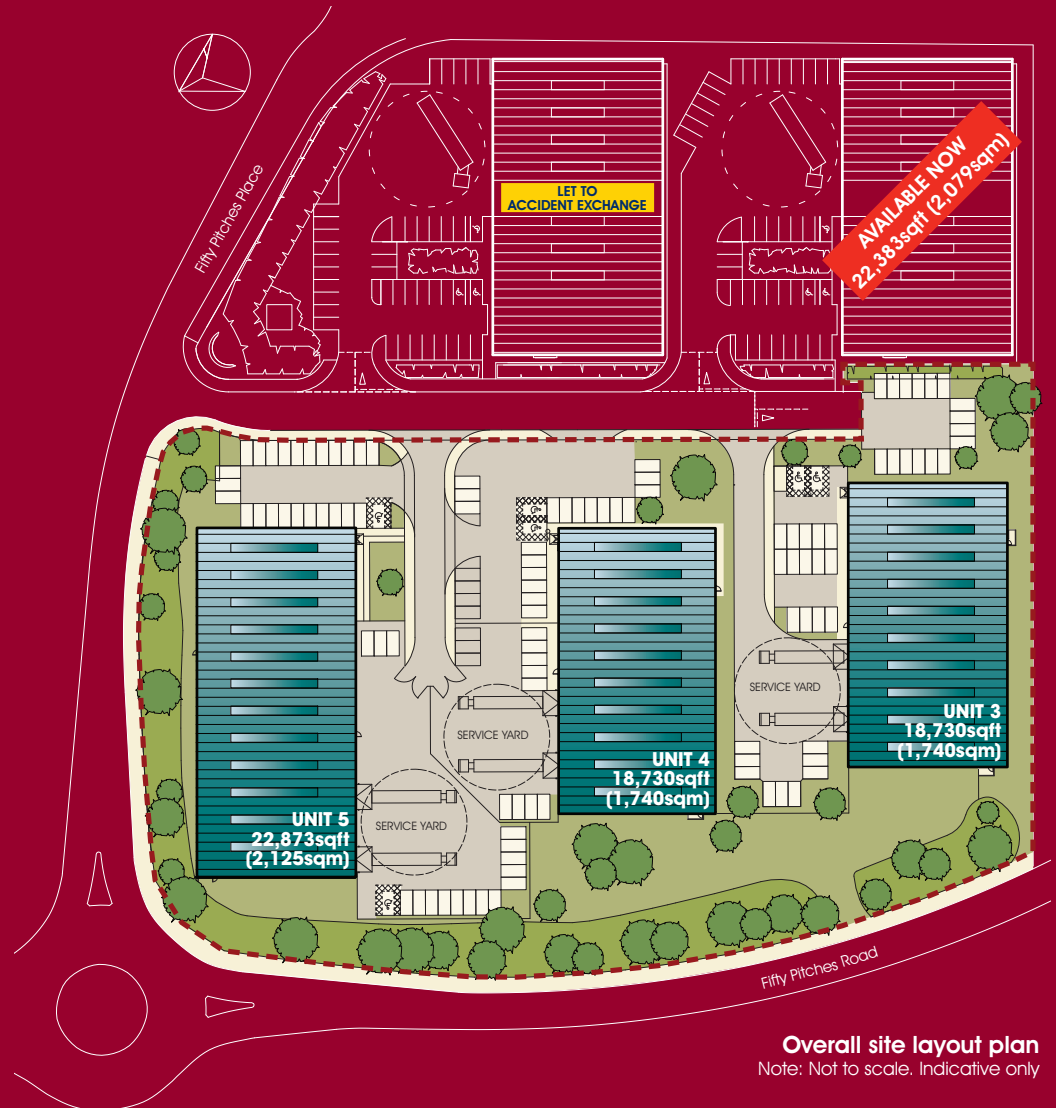
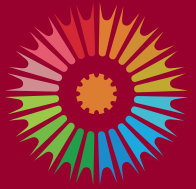


Indicative images only

Radial Point

Cardonald Business park, Glasgow

satellite navigation: **G51 4GA**



Build to Suit Opportunities

Up to 70,000 sq.ft (6,503 sq.m)

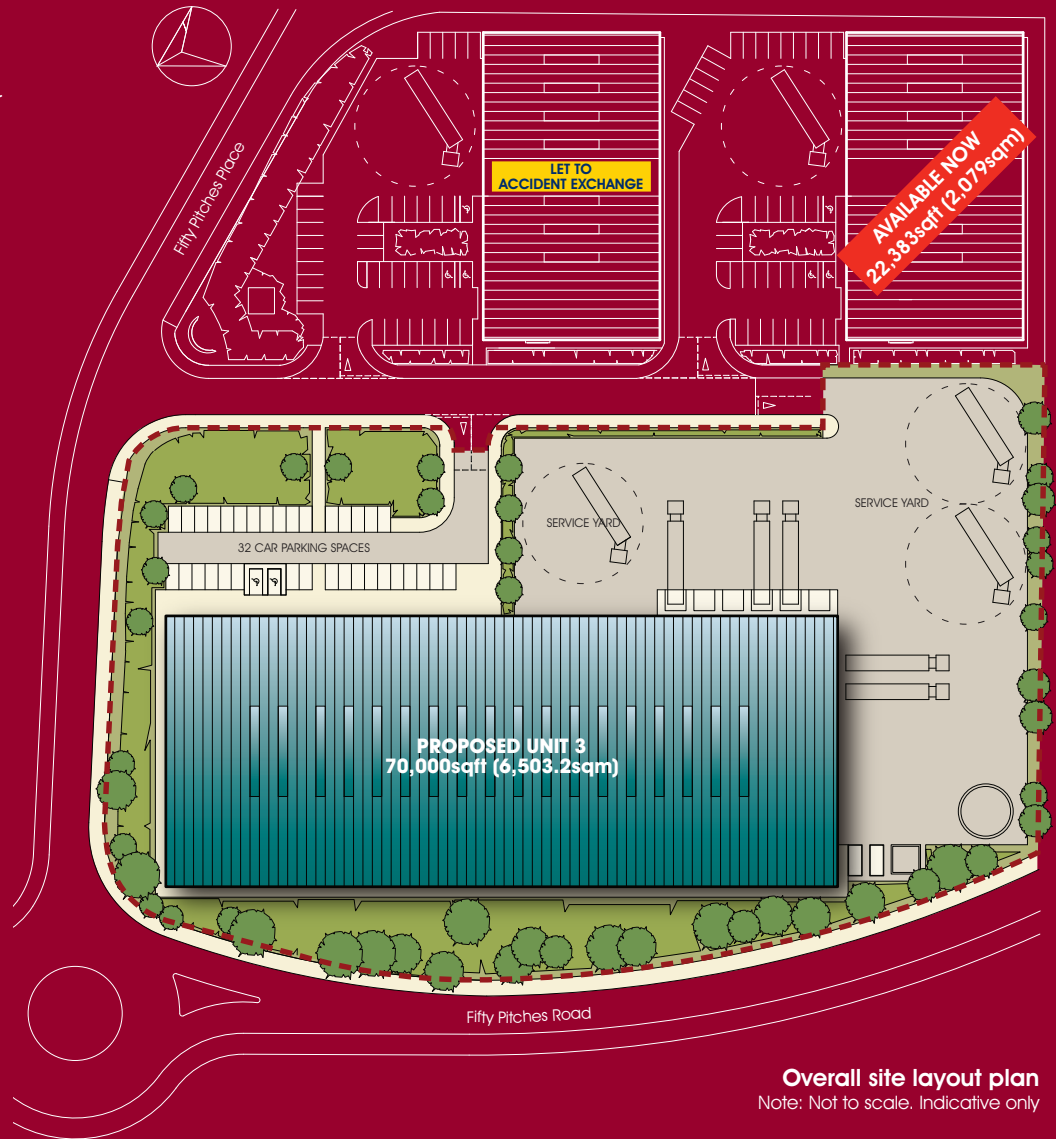
Build to Suit Opportunities

Up to 70,000 sq.ft (6,503 sq.m)

Typical Specification

Buildings can be constructed to occupiers' exact requirements, however typical specification includes:

- Steel portal frame construction
- Fully insulated profiled sheeting to external walls and roof
- Minimum 6m eaves height
- Drive in / dock level access
- Potential ability to cross dock
- Medium duty floor loading
- High quality offices
- Generous concrete yard and dedicated car parking
- Landscaped grounds



Overall site layout plan
Note: Not to scale. Indicative only



Indicative images only

Further Information

For further information please contact the sole letting agent:



0141 226 1000

www.colliers.com/uk/industrial

Iain Davidson

iain.davidson@colliers.com

DD: 0141 226 1056