

TO LET – COMING SOON

# PRIME NEW BUILD DISTRIBUTION UNITS GLASGOW BUSINESS PARK, GLASGOW, G69 6GE



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GLASGOW BUSINESS PARK, GLASGOW, G69 6GE

TWO NEW BUILD DISTRIBUTION UNITS  
52,500 SQFT & 47,500 SQFT



### UNIT 1 – SPECIFICATION

- Fully enclosed self-contained site
- 10m eaves height / 12m to Apex
- 6 dock level and 2 level access loading doors
- Floor loading 50kN/m<sup>2</sup>
- 3 Phase power supply of 500KVA
- Feature entrance with high quality first floor office accommodation
- 44 car parking spaces
- 45m yard depth
- 2 Electric car charging points
- 10% translucent roof panel density
- Showering facilities

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UNIT 1 – 52,500 SQFT

CGI for indicative purposes only



- Premium new build distribution unit
- Practical Completion 2022
- Aiming for EPC rating of 'A'
- Prominent location at Junction 9 of M8

- Excellent transport links
- 150,000 cars pass daily along the M8
- Located close to Glasgow Fort for excellent amenities such as gym, shopping, restaurants and coffee chains

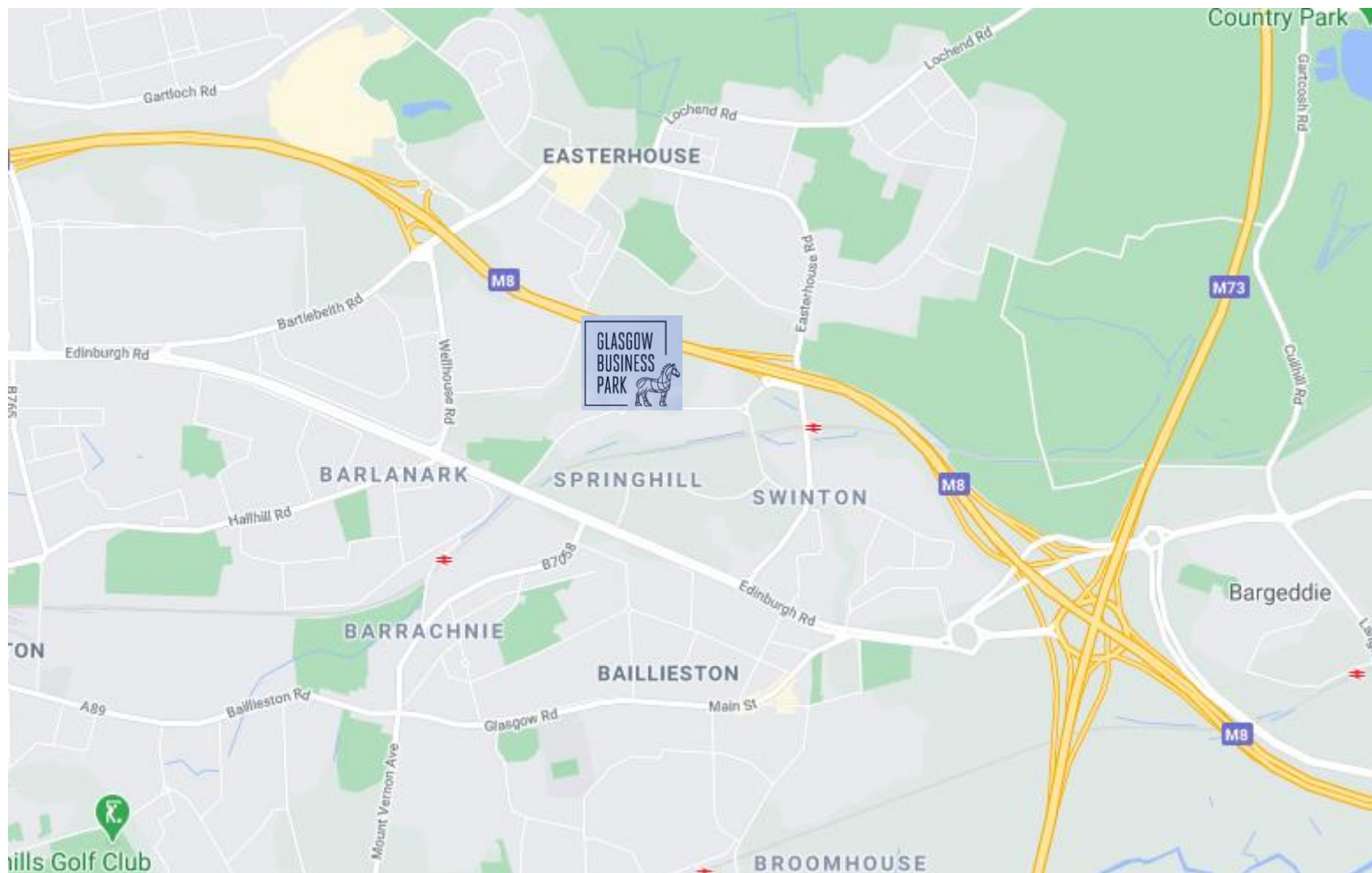


UNIT 1 – SITE PLAN

## LOCATION

Glasgow Business Park has unrivalled profile, with 1 kilometre of frontage to the M8 and situated only 6 miles from Glasgow city centre. There is direct access to Junction 9 of the M8 motorway, allowing quick and easy travel to Glasgow, the M73 and M74 at Baillieston Interchange and the M77 to the west – few locations rival the Park for fast, efficient business travel.

The Park is also readily accessible via Junctions 8 and 10 of the M8. Glasgow International Airport is located 20 minutes drive away whilst there is a mainline railway station immediately adjacent to the Park with trains every 15 minutes to Glasgow Queen Street (17 minutes journey time).



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19 acre, 145,000 Sqft Pre-Let  
Under Construction

## ACCOMMODATION

The Glasgow Business Park Scheme development of the following properties:-

UNIT	TIMESCALES	SQ FT	SQ M
Unit 1 (Phase 1)	Speculative development practical completion H1 2022	52,500	4,877
Unit 2 (Phase 2)	Phase 2 development, subject to pre-let interest	47,500	4,413
<b>TOTAL</b>		<b>100,000</b>	<b>9,290</b>

## DISPOSAL TERMS

**Unit 1** will be built speculatively with practical completion H1 2022 and will be available on a new Full Repairing and Insuring (FRI) lease with construction warranties in place. Quoting terms are on request.

**Unit 2** will be available on a pre-let basis, with the occupier being able to influence the design and layout of the property to suit their requirements.

## ABOUT THE DEVELOPER

The J W Muir Group plc is a family owned business, headed by the Group Chairman and founder John Muir employing over 360 staff and actively employs from local sources.

Pulling the resources of the group companies together provides a range of skills and experience to undertake projects across the development spectrum.

With a reputation for quality and client focus, the Group employs net assets of around £88 million with an annual turnover of approximately £100 million.

Innovation in design, through research into new materials and construction practices, keeps the group at the forefront of the industry.

A development by:



# CONTACT US

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