

**TO LET**

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# UNIT 2 BLOCK G



High Bay Warehouse / Industrial Unit with 500 Tonne Crane

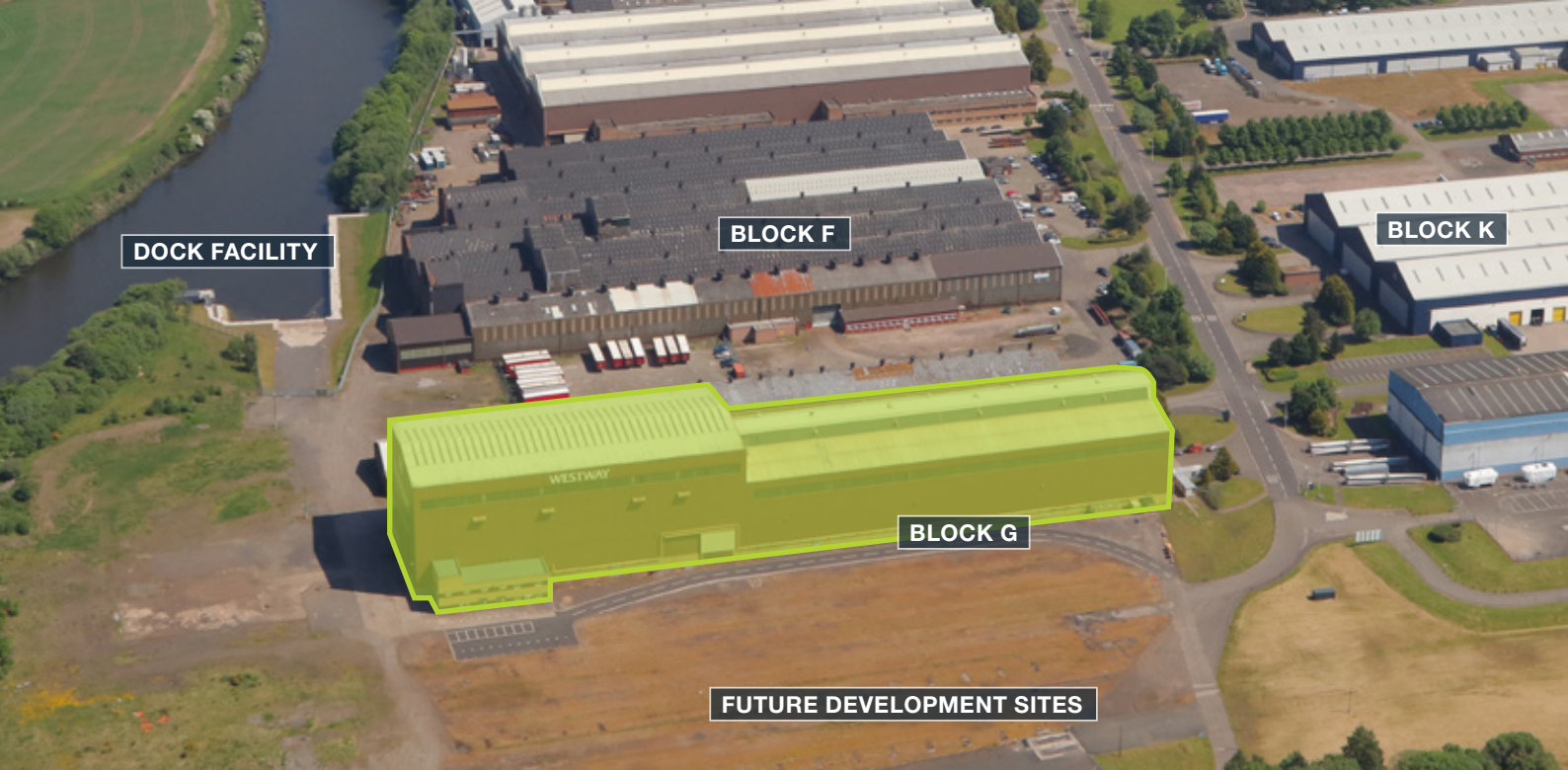
**69,095 SQ FT / 6,419 SQ M**



The property provides high bay warehouse/industrial accommodation for heavy industrial use with service yard and car parking areas. The unit offers a 500 tonne crane with a 100 tonne auxiliary crane. The office accommodation has been fully refurbished. The unit offers direct access to the dock facility, which is based on the White Cart River, running along the western edge of Westway and leads directly into the Clyde Estuary.

Eaves height: 30m / 98.42 ft

**EXCEPTIONAL VALUE FOR MONEY | COMPETITIVE LEASE TERMS | 24 HOUR SECURITY | FLEXIBLE FLOOR SPACE**



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Westway, in Renfrew, comprises a 130 acre self-contained site providing a mixture of office and industrial properties within a well maintained, highly secure environment.

Westway lies approximately 10 miles west of Glasgow City Centre and 2 miles east of Glasgow International Airport. Access to the site is gained via Junction 27 (a four way junction) of the M8 motorway. The main entrance is situated on Porterfield Road just off the A741 which is the main arterial route into Renfrew from the M8.

Major occupiers of the site include **Doosan Babcock, Malcolm Group, Balfour Beatty** and **Star Refrigeration**.

## Lease Terms

The property is available to lease on flexible terms, which can be tailored to meet the requirements of the ingoing occupier. For further information on rent and lease length, please contact the joint letting agents.

## Service Charge

There will be a service charge payable for the repair and maintenance of common parts along with the security and services within the estate.

## Floor Area

69,095 sq ft / 6,419 sq m.

## Legal Costs

Each party will be responsible for their own legal costs incurred. In the usual manner the ingoing tenant will be responsible for any LBTT or registration dues..

## Energy Performance

EPC rating is available upon request.

## VAT

All figures quoted are exclusive of VAT.

## Viewing & Further Information



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