

G A T E W A Y  g l a s g o w

WB



Wilson Bowden
Developments

a major development for business, industry and distribution

www.gatewayglasgow.com



Gateway Glasgow is Glasgow's premier Industrial & Business location.

Background

Gateway Glasgow is being developed by Wilson Bowden Developments Ltd, in partnership with Scottish Enterprise Glasgow and Scottish Enterprise Lanarkshire, with the support of Strathclyde European Partnership. The masterplan provides for up to 1million sq ft (92,901 sq m), of business, industrial and distribution accommodation on a 40.5 hectare (100 acre) site.

Over 400,000 sq ft (37,161 sq m) of accommodation has already been developed on the park in the form of high quality office and industrial/distribution space.

Location

Situated approximately 5 miles south east of Glasgow city centre with direct links to the M74 (M6) motorway, Gateway Glasgow is ideally located for rapid access to the central belt of Scotland and the national UK motorway network. The proposed completion of the M74 motorway, linking Cambuslang to the Kingston Bridge in central Glasgow, will further enhance the location.

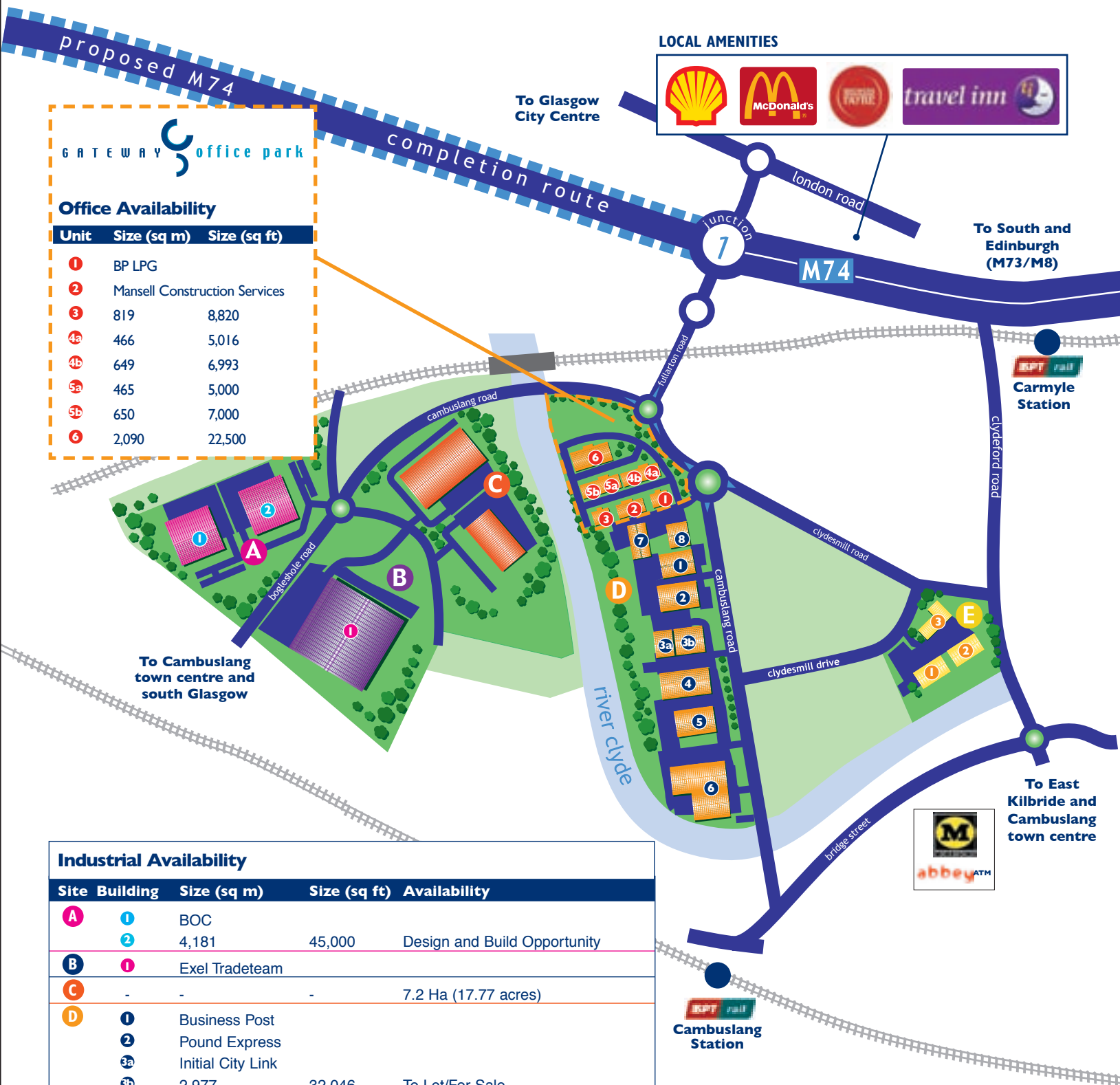
Gateway Glasgow has already attracted several prestigious occupiers including BP, Mansell Construction Services, Exel Tradeteam, Business Post, Pound Express, Initial City Link, Encon Insulation, The Territorial Army and BOC.

The Developer

Wilson Bowden Developments have an unrivalled track record in providing industrial and business space facilities throughout the UK. The project team are on hand to provide fast track developments of a bespoke nature, designed to meet occupiers' specific requirements.

For further information please visit www.wbdevelopments.co.uk





GATEWAY office park

Office Availability

Unit	Size (sq m)	Size (sq ft)
1	BP LPG	
2	Mansell Construction Services	
3	819	8,820
4a	466	5,016
4b	649	6,993
5a	465	5,000
5b	650	7,000
6	2,090	22,500

Industrial Availability

Site	Building	Size (sq m)	Size (sq ft)	Availability
A	1	BOC		Design and Build Opportunity
	2	4,181	45,000	
B	1	Exel Tradetteam		
C	-	-	-	7.2 Ha (17.77 acres)
D	1	Business Post		To Let/For Sale
	2	Pound Express		
	3a	Initial City Link		
	3b	2,977	32,046	
	4	Encon Insulation		
	5	4,181	45,000	
	6	5,110	55,000	
	7	D H Allan		
E	1	Territorial Army		Design and Build Opportunity
	2	3,344	36,000	
	3	1,486	16,000	

LOCAL AMENITIES



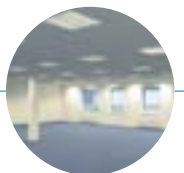
GATEWAY office park

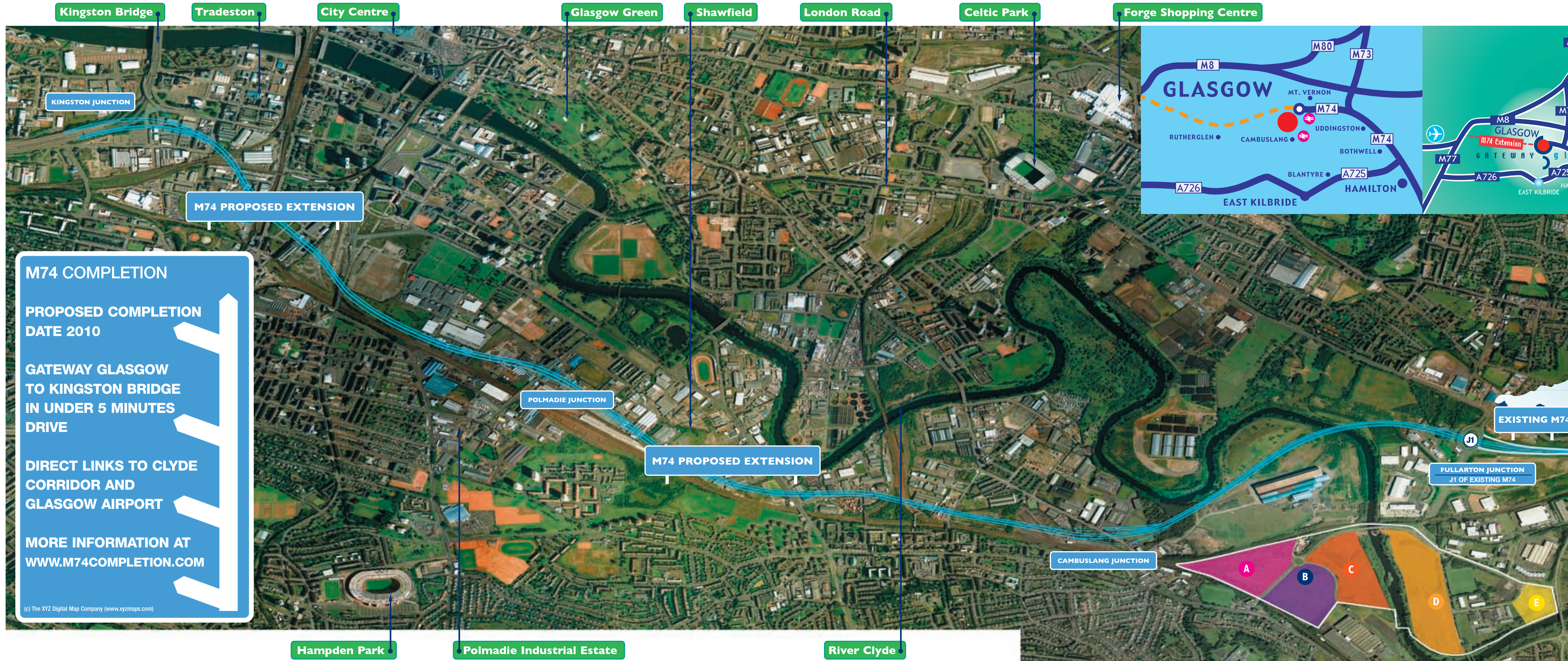


The development masterplan allows for modern office pavilions which can accommodate occupiers requirements from 4,000 sq ft to 22,500 sq ft (371 sq m to 2,090 sq m). Pavilions 1 and 2 have already been completed and have been let to BP and Mansell Construction Services.

Features of the developer's specification include:

- Self contained 2 or 3 storey office buildings, with associated car parking set within a fully landscaped environment.
- High quality dedicated reception area.
- Raised access floor.
- Suspended acoustic tiled ceiling.
- LG3 compliant lighting.
- Exclusive toilet and kitchen facilities.
- Gas fired central heating.
- Ability to retro-fit air conditioning.





M74 COMPLETION

PROPOSED COMPLETION DATE 2010

GATEWAY GLASGOW TO KINGSTON BRIDGE IN UNDER 5 MINUTES DRIVE

DIRECT LINKS TO CLYDE CORRIDOR AND GLASGOW AIRPORT

MORE INFORMATION AT WWW.M74COMPLETION.COM

Site	Existing Occupiers	Site	Existing Occupiers
A	BOC	D	Mansell
B	exel	E	74
C	Unoccupied		

(c) The XYZ Digital Map Company (www.xyzmaps.com)



A External



B Internal



C Service Yard



Buildings 1, 2 and 3 were built speculatively and occupiers now include Business Post, Pound Express and Initial City Link. Design and build packages have been produced for Exel Tradeteam, D H Allan, Encon Insulation and BOC.

Features of the developer's specification include:

- High quality buildings with expansion capability.
- Clear internal eaves heights ranging from 6 metres to 9 metres.
- Concrete floor slabs with loading capacity of 37.5 KN/sq m.
- Secure concrete yards with min. 30 metre-turning circles.
- 10% office content.
- Feature reception area.
- Ample car parking provisions.
- Low density, fully landscaped environment.
- 3 Phase power supply, gas and telecoms.





Gateway Glasgow offers a population catchment in excess of 1 million within the Greater Glasgow conurbation.

The availability of skilled and unskilled work force combined with the site’s highly accessible location through the national motorway network and public transport systems provide an unrivalled opportunity to service the Scottish central belt and beyond.

Local amenities within minutes of the site include: a Morrisons Superstore, ATM, Travel Inn, Brewers Fayre Restaurant, McDonalds, Petrol Filling Station and Cambuslang Town Centre.

ROAD		
Destination	Time (approx)	Miles
LOCAL		
Glasgow City Centre	10 minutes	5
Paisley	19 minutes	13
East Kilbride	9 minutes	5
M74	2 minutes	1
M8	10 minutes	5
SCOTTISH		
Grangemouth Port	30 minutes	35
Edinburgh	46 minutes	56
Stirling	28 minutes	34
Perth	1 hour 13mins	67
Aberdeen	2 hours 59 mins	149
UK		
Carlisle	1 hour 36 mins	92
Manchester	3 hours 42 mins	215
Birmingham	5 hours	292

AIR		
Destination	Time (approx)	Miles
Glasgow Airport	19 minutes	13
Prestwick Airport	51 minutes	35
Edinburgh Airport	44 minutes	39

REGULAR RAIL SERVICES
via Carmyle and Cambuslang Stations nearby.
For further information on timetables visit www.spt.co.uk
www.pti.org.uk

REGULAR BUS SERVICES
run directly through the park.
For further information on timetables visit www.firstgroup.com
www.pti.org.uk

Source: http://www.theaa.com/travelwatch/planner_main.jsp





BP LPG

"The strategic location and the quality of the available accommodation made Gateway the obvious choice for BP LPG."

Susan Finlay, Human Resources Manager, BP LPG



Mansell

"We were most impressed with Gateway Office Park, its location, and the developer's professional approach which enabled the deal to be concluded very quickly. This modern building matches our strategic requirements, and will provide our company with the quality and size of accommodation needed to continue the growth of our business in the Central Belt."

Colin R Sutherland, Managing Director, Scotland, Mansell Construction Services



BOC

"This is a great site for our business to establish a modern, world class filling facility to replace our Polmadie site. We serve almost 18,000 customer locations from Glasgow and this new branch is well placed to continue this service given the easy access to the motorway network. This new facility will prove a vital support for Scottish industry and further cements BOC's position as a market leader in industrial and special gases."

Nathan Palmer, General Manager, Scotland and North East, BOC



Exel Tradeteam Pre-Let 135,000 sq ft within Gateway Glasgow...

"We have been delighted by how seamless the transition of location has been with no major implications to our operation, integrity of the business or the change impact on employees.

Gateway Glasgow is well positioned in the east of Glasgow, and provides easy travelling by private or public transport...and is only 10 minutes drive from Glasgow City Centre.

Over the next decade, the area will develop significantly, particularly with the announcement of the M74 extension. We are in a strong position to be one of the first large investors to play a major part in this, and look forward to the growing business community within this period."

R. Simpson, Operations Manager, Outbases Scotland, Exel Tradeteam

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