

MOSSLAND DRIVE



4 NEW BUILD
INDUSTRIAL UNITS
16,000 - 35,000 SQ FT

DESIGN & BUILD OPPORTUNITIES
FOR LEASE

M8/J26 Glasgow/G52 4FA

hillingtonpark.com/availability/mosslanddrive

HILLINGTON PARK

Glasgow's longest established and best-known industrial location.



UNRIVALLED ACCESS TO

NEXT GENERATION INDUSTRIAL WORKSPACE



4 new build self-contained warehouse units with Grade A specification from 16,000 to 35,000 sq ft.

UNRIVALLED TRANSPORT INFRASTRUCTURE



Positioned to the west of Glasgow City Centre, less than half a mile from J26 of the M8 motorway, the site gives fast access to the M74 and M77 and offers superb, rail, air and sea connections.

DIVERSE SUSTAINABILITY BEST PRACTICE



With a target BREEAM 'Excellent' rating and EPC 'A' standard, Mossland Drive will provide occupiers with the highest quality of accommodation expected of a new build industrial development.

ON-SITE AMENITIES



Hillington Park offers excellent on site amenities with eat in, drive-thru and take-out food options across the Park. In addition the Retail Centre offers a mix of convenience services.

MOSSLAND DRIVE

- / 4 new build self-contained warehouse units
- / Steel portal frame
- / Profiled and microrib high-performance cladding
- / CAT A office finish
- / Fully serviced with metered electricity, water and gas (capped)
- / BT Openreach FTTP fibre connection

	Warehouse Ground Floor (sq ft)	Office 1st Floor (sq ft)	Total (sq ft)
Unit 1	14,514	1,873	16,387
Unit 3	24,820	2,163	26,983
Unit 4	17,825	2,163	19,988
Unit 5	32,054	2,163	34,217



HILLINGTON PARK

At the heart of Scottish business and industry.

Over 80 years ago, Hillington Park was established as Scotland's first industrial estate. Today it has grown to become Scotland's largest business park.

Founded on manufacturing and engineering, the Park has grown through new development and regeneration, currently housing key business clusters in automotive, construction services, transport, health and technology.

2.11M people across the region

The largest urban area in Scotland*

UK's 5th largest urban area

28% of all Scottish businesses concentrated in Glasgow

contributing £42.9 billion of GVA to the Scottish economy**

WAREHOUSE

- / 8m haunch height (min 10m to ridge)
- / Concrete floors with 37.5kN/m² floor loading
- / 10% roof lights
- / Powered 5m (H) x 4.76m (W) level loading doors

OFFICE & CONVENIENCE

- / Air-conditioned first floor open plan office space
- / Suspended ceilings with recessed PIR controlled LED lighting
- / Kitchenette
- / Shower and changing
- / Unisex and Accessible WCs

EXTERNAL

- / Secure large concrete yards with manual double-leaf gates
- / Dedicated car parking
- / Bicycle storage lockers
- / SUDS drainage and high quality estate landscaping

POWER

- / 130 – 280kVA supplies

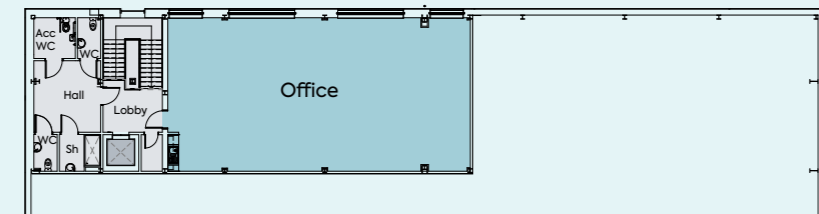
SUSTAINABILITY

- / Target BREEAM “Excellent”
- / EPC ‘A’ Standard
- / Roof-mounted solar PV panels providing opportunity for supplementary electricity
- / EV Charging Points
- / Water saving sanitaryware
- / Air source heat pumps for office heating and cooling

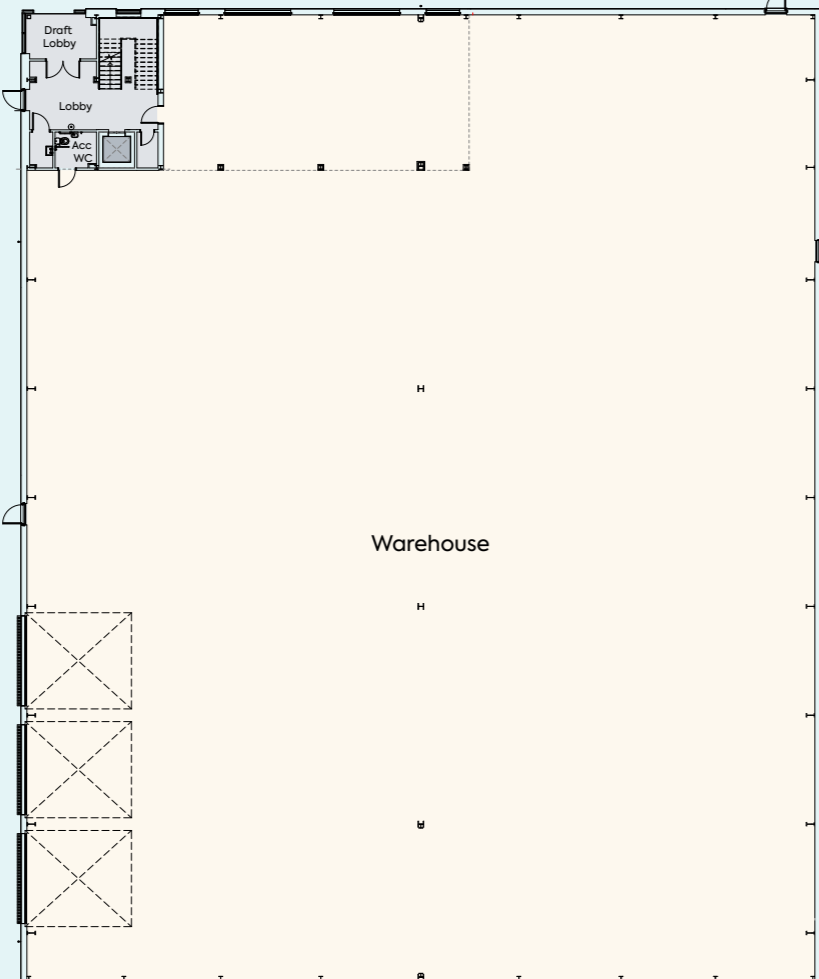


UNIT 3

First Floor

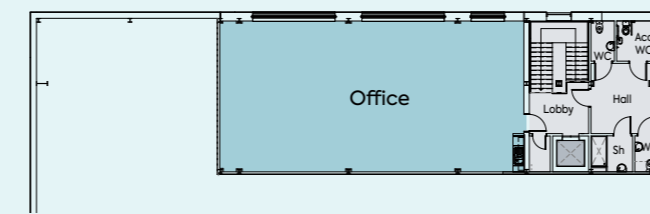


Ground Floor

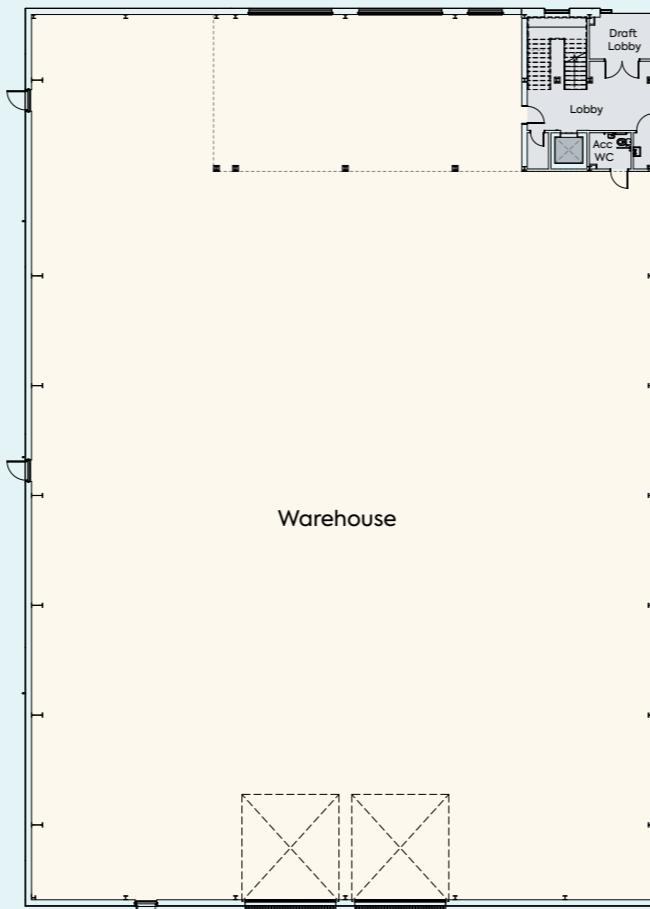


UNIT 4

First Floor



Ground Floor



Key Locations

- M8 J26
- M74 J1
- M77 J1
- Glasgow City Centre
- Edinburgh City Centre

Airports

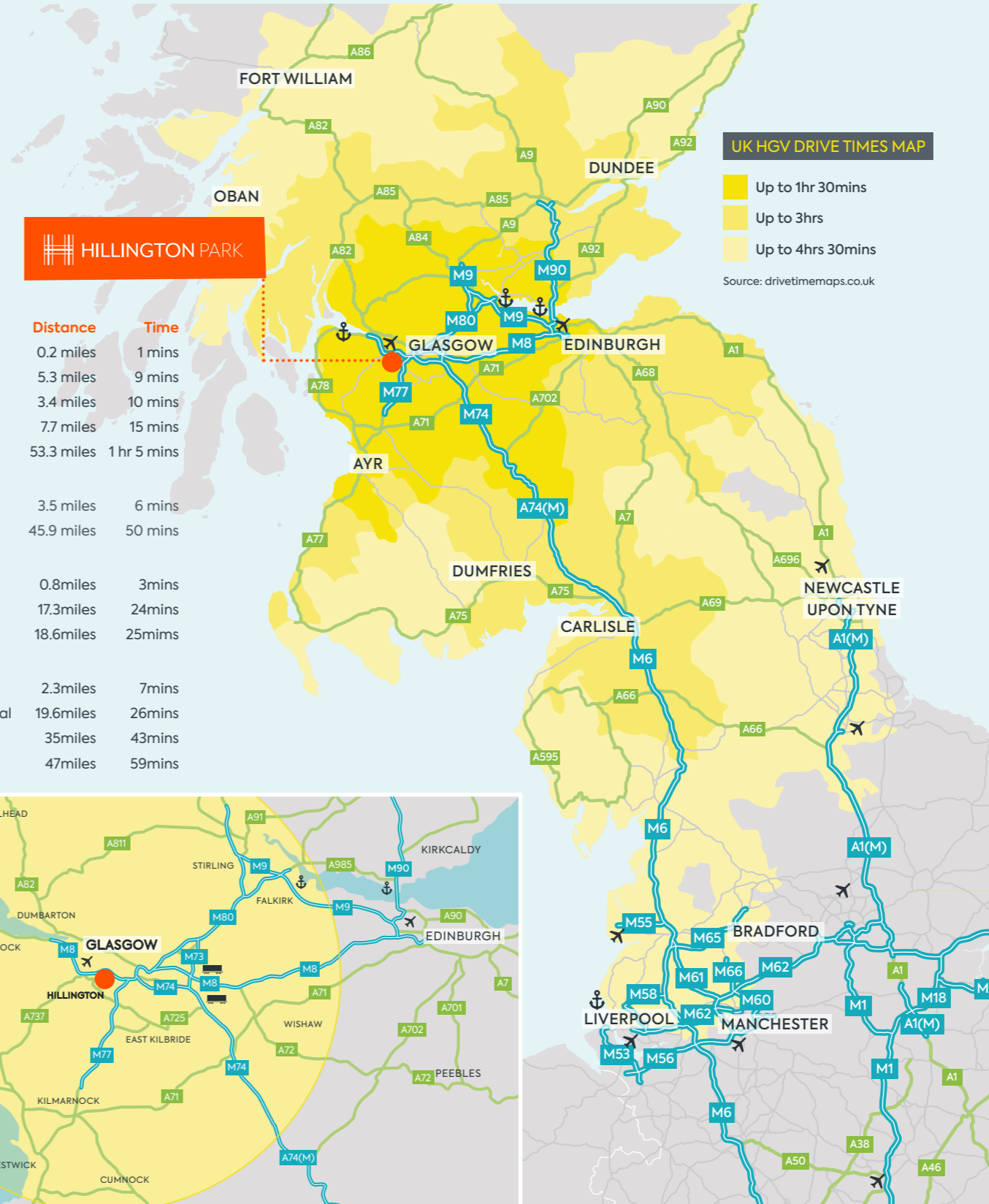
- Glasgow Airport
- Edinburgh Airport

Rail Ports

- Hillington Freight Park
- Coatbridge Terminal
- Mossend SRFI*

Sea Ports

- King George V Dock
- Greenock Ocena Terminal
- Grangemouth Port
- Rosyth Port



Hillington Park has direct access to the M8 at Junction 26 with fast connections to the motorway network.

M8 J26 right on the doorstep

9-10 mins M74 J1 and M77 J1

15 mins from Glasgow City Centre



The Park offers exceptional reach, being perfectly placed to serve the Glasgow metropolitan and wider Scottish Regional markets.

80% of Scottish consumers within 180 mins

1.2 million addresses within 30 miles

6 mins from Glasgow International Airport

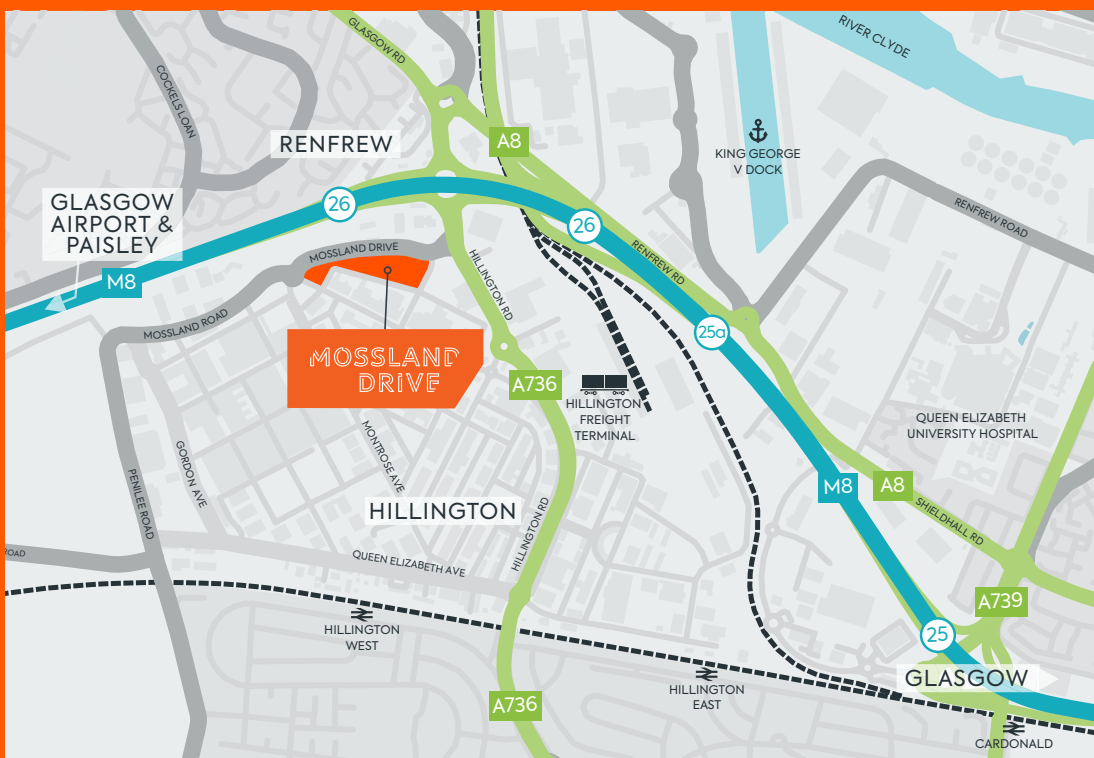
SUSTAINABLE LOCATION



Thanks to strong public transport links, a strong local labour supply, on site amenities and close proximity to markets, Hillington Park is also perfectly positioned to reduce road miles and the associated CO² emissions.



hillingtonpark.com/availability/mosslanndrive



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