

GOING EAST?



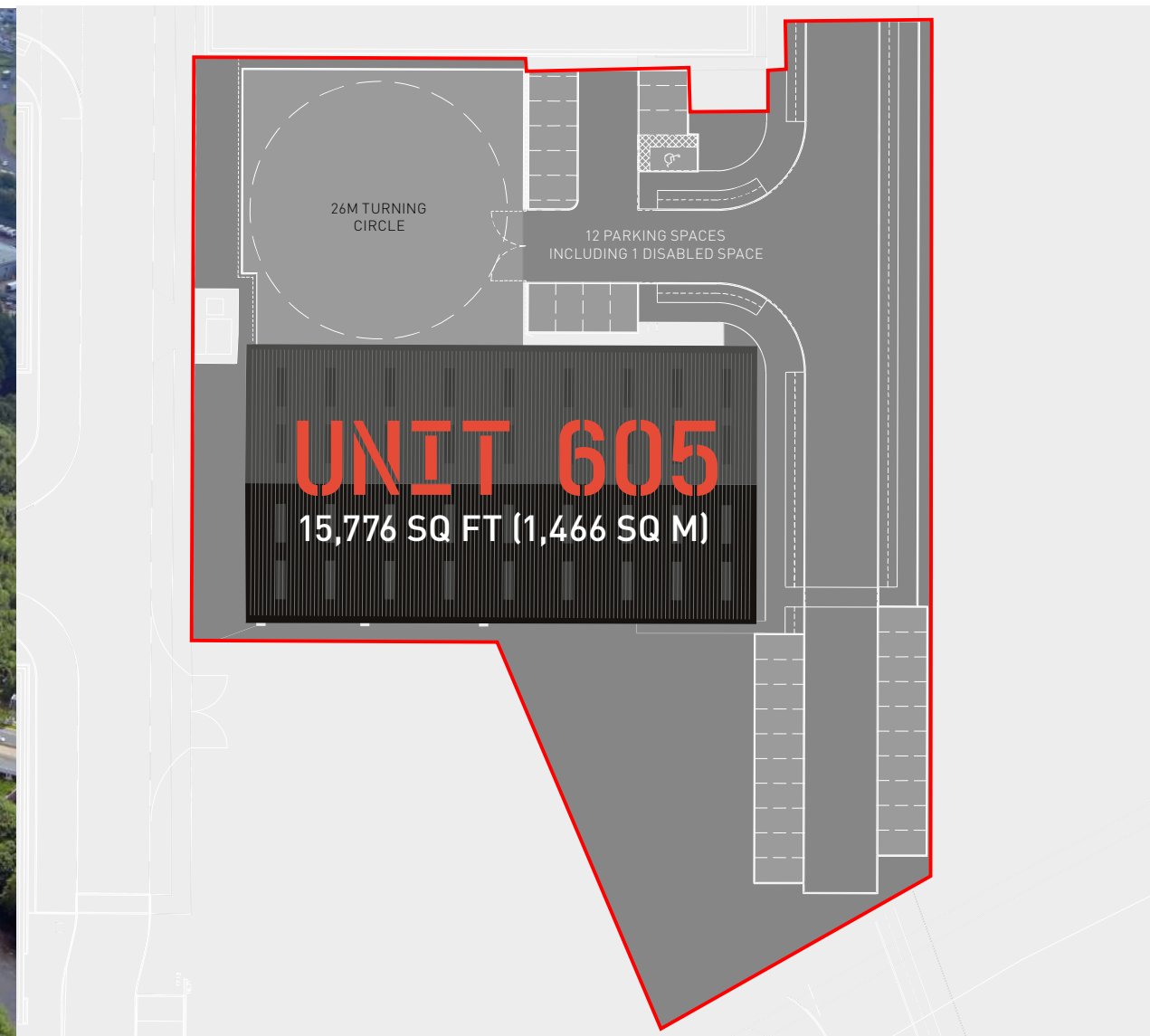
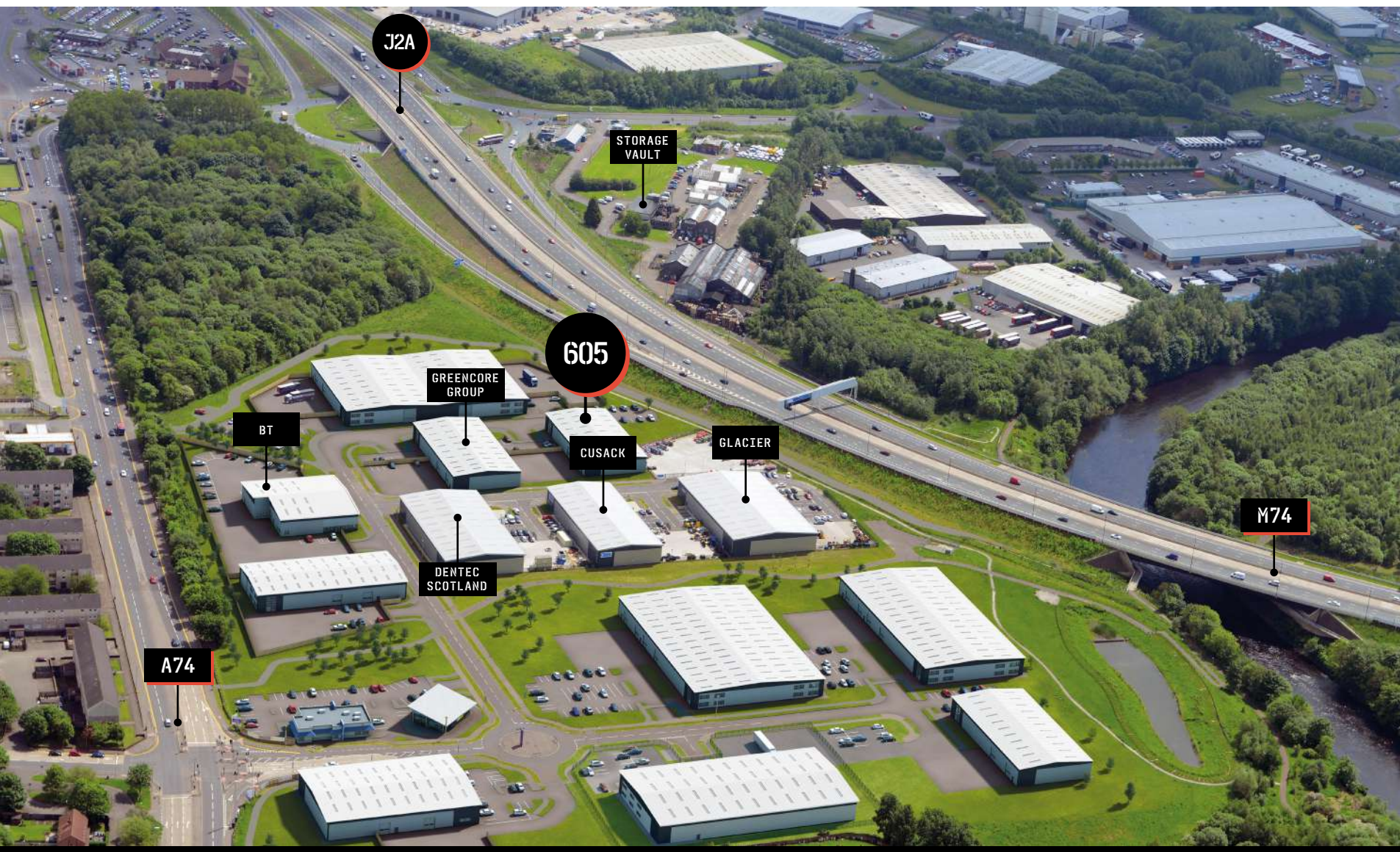
CLYDE GATEWAY EAST

**UNIT 605 - UNDERGOING REFURBISHMENT
READY TO OCCUPY SUMMER 2026**

15,776 SQ FT (1,466 SQ M)

NEW HIGHLY SPECIFIED PRODUCTION / DISTRIBUTION UNIT **TO LET**

CLYDE GATEWAY EAST, GLASGOW G32 8RB



UNIT 605 PROVIDES HIGHLY SPECIFIED INDUSTRIAL SPACE SUITABLE FOR THE PRODUCTION / MANUFACTURING AND DISTRIBUTION SECTOR.

THE AVAILABLE SPACE IS WITHIN A SINGLE STOREY, DETACHED INDUSTRIAL UNIT, INCORPORATING OFFICE ACCOMMODATION.

ACCOMMODATION

	SQ M (GIA)	SQ FT (GIA)
GROUND FLOOR	1,292.32	13,910.53
FIRST FLOOR MEZZANINE	173.28	1,865.19
TOTAL	1,465.60	15,775.72

SPECIFICATION

24/7 MANNED ON-SITE SECURITY WITH CCTV

6.5M MINIMUM EAVES

30KN/M2 LIVE FLOOR LOADING

85KVA POWER SUPPLY

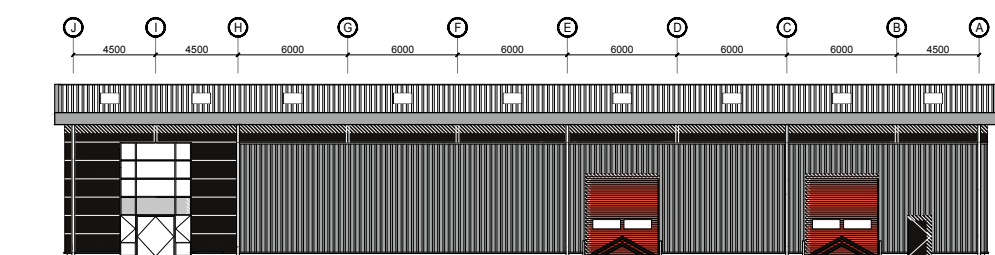
220KW GAS SUPPLY

EXCELLENT TRANSPORT LINKS

MODERN BUILD HIGH SPEC FACILITY

PRIVATE PARKING

LARGE PRIVATE CONCRETE YARD



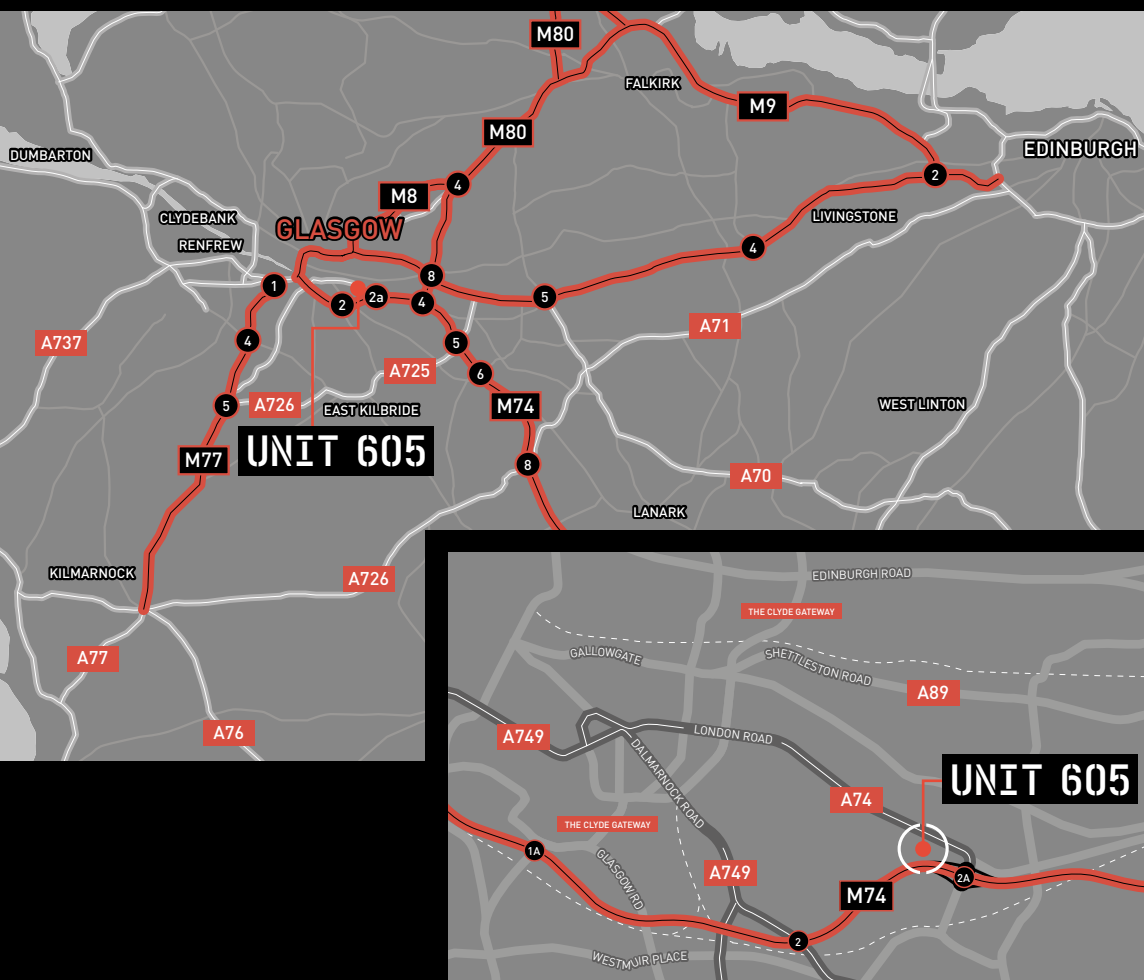
SOUTH ELEVATION

HIGH SPEC

WWW.CLYDEGATEWAYEAST.COM

UNDERGOING REFURBISHMENT, READY TO OCCUPY IN **SUMMER 2026**.

LESS THAN HALF A MILE FROM JUNCTION 2A OF THE M74 MOTORWAY AND ONLY 10 MINUTES FROM GLASGOW CITY CENTRE, CLYDE GATEWAY EAST OFFERS THE IDEAL BASE FROM WHICH TO SERVICE GLASGOW AND CENTRAL SCOTLAND MARKETS.



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COMPLETED