

Commercial Development Site



New Rutherglen Road, Oatlands, Glasgow, G5 0XR

Site Area :0.61 hectare (1.5 acre)

Location

The subject site is prominently located on New Rutherglen Road on the edge of the Oatlands area of Glasgow, a community being physically transformed largely through a housing development. New Rutherglen Road is Phase 1 of the East End Regeneration Route which will link the M74 with the M8 East & West and the M80 North. It is just 200 metres from junction 1A of the M74. This four-way junction provides improved access to Oatlands, as well as a direct route westwards via the M8 to Glasgow International Airport and Glasgow Prestwick Airport via the M77, and is a direct route to Lanarkshire and the main route to all locations in England.

Use

Business, commercial and supporting amenities will be the mix of land uses promoted by Clyde Gateway through a Shawfield Masterplan, designed to complement the adjacent housing development underway at Oatlands. Clyde Gateway would welcome informal discussion regarding proposed use, but interested parties should make their own formal planning enquiries with Glasgow City Council.

Description

Triangular in shape and 0.61 hectare (1.5 acre) in size, the site sits beside the East End Regeneration Route four-lane road that is one of the key arterial routes into the East End of Glasgow and just 2 miles outside of the heart of the city centre. It is directly opposite Richmond Gate, a residential development by Bett Homes that will deliver 1,300 houses overlooking the nearby River Clyde. It is also part of the Shawfield quarter which Clyde Gateway will develop as a nationally significant business district, designed to take advantage of its proximity to the new motorway junction as well as its location on the banks of the Clyde, and which will consist of quality business, industrial and office space. Regeneration activity in the adjacent communities of Rutherglen, Dalmarnock and Bridgeton is already at an advanced stage, much of it associated with Glasgow hosting the Commonwealth Games in July 2014.

Tenure

The site is available For Sale. Enquiries for Joint Venture Partners seeking to develop will also be considered. For further information on the Terms, please contact Clyde Gateway direct (details provided on other side of this leaflet).





SATELLITE NAVIGATION G5 OXR

Glasgow

Glasgow is Scotland's largest city with a population of around 630,000 and a catchment population of over 3 million. The city has the leading retail centre in the UK outside the West End of London and offers an abundance of restaurants, bars, theatres, art galleries, museums and leisure clubs throughout. The major hotel groups all have representation including Hilton, Marriott, Holiday Inn, Radisson SAS, Thistle, Crowne Plaze and Malmaison. Additionally, Glasgow is a major conference destination with world-class facilities provided by the Scottish Exhibition and Conference Centre, Clyde Auditorium and The Royal Concert Hall. Glasgow is served by the M8, M77, M80 and M74 motorways, which give instant access to the national motorway network. The city has a fully integrated transport system combining rail, bus and subway networks.

International Connectivity

Glasgow is served by 3 international airports with links to more than 180 UK, European and International destinations. The nearest is Glasgow International Airport within a 15 minute drive, while Glasgow Prestwick and Edinburgh International Airport are approximately 30 and 45 minutes away respectively.

Clyde Gateway

This commercial development opportunity sits within the Clyde Gateway area, and is one of a number of sites currently being transformed to support physical, social and economic regeneration, including:

- Clyde Gateway East Business Park – 40,000 sq m (435,000 sq ft) of new space close to Junction 2A of the completed M74

- Eastgate Office Development – 6,000 sq m (64,500 sq ft) of offices, for sole occupier, being constructed at a cost of £10m in Bridgeton, opening Spring 2012
- National Indoor Sports Arena and Velodrome – £113m development on 10.5 hectare (26 acre) site in Dalmarnock, due to be completed in mid 2012
- Clyde Gateway Trade Park – 4,000 sq m (44,000 sq ft) development opened in Rutherglen in early 2010
- 2014 Games Village – 38 hectare (94 acre) site just over 1 mile from Oatlands that will be the home of 6,500 athletes and officials during the Commonwealth Games before being transformed into a new community of up to 1,100 homes
- The Olympia – £9m re-development of a Grade B listed building, originally opened as a theatre in 1911, with new leisure and commercial uses in Bridgeton

Enquiries

All enquiries should be directed to Clyde Gateway:

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Further information can be found at www.clydegateway.com

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