



**BNP PARIBAS  
REAL ESTATE**

| Real Estate for a changing world



## For Sale Development Opportunity

Land off, Evanton Drive, Thornliebank Industrial Estate  
Glasgow G46 8JR

**Extending to c. 4.63 hectares (c. 11.44 acres)**

## Location

Glasgow is Scotland's largest city with a population of approximately 600,000 and a catchment of around 2 million. The city has an excellent road, rail and air network and is widely considered to be one of the top shopping destinations outside the West End of London.

The subjects are located in Thornliebank, which is approximately 7 miles west of the city centre and approximately 10 miles south east of Glasgow Airport.

Thornliebank benefits from excellent road transportation links, being located a short drive from the M77, which in turn provides access to the national motorway network. In addition the area is well served by public transport, including train and bus connectivity.

Thornliebank Industrial Estate is accessed off the A727 and is home to a number of local and national occupiers.

Local amenities are available on the Main Street of Thornliebank or at the major regional shopping centre in Silverburn which is located to the north providing numerous shopping and leisure operators to include a Tesco supermarket.

## Description

The subjects form mainly cleared ground however in part there are areas of dense shrubs and trees. Part of the site benefits from existing paths and Auldhouse Burn runs through part.

The subjects are protected by a metal fence in part with other areas of the site being open to the general public.

The site is offered to the market as existing however the vendors will consider a conditional sale, subject to planning for alternative uses.

## Site Area

We have electronically measured the site (hatched in red below), which extends to approximately c. 4.63 hectares (c. 11.44 acres).

## Site Plan



Indicative site boundary illustrating the area for sale.

## Timing

The subjects are available immediately and entry can be provided on conclusion of Missives.

## Terms

Please contact the disposal agents for further information.

## Offers

All offers should be submitted to BNP Paribas Real Estate, with whom purchasers should register their interest if they wish to be informed of a closing date.

## Legal Costs & VAT

Each party will be responsible for their own legal costs incurred in this transaction. However, the ingoing party will be responsible for Land & Building Transaction Tax, Registration Dues and any VAT thereafter.

## Further Information

For further information, please contact the sole disposal agents:

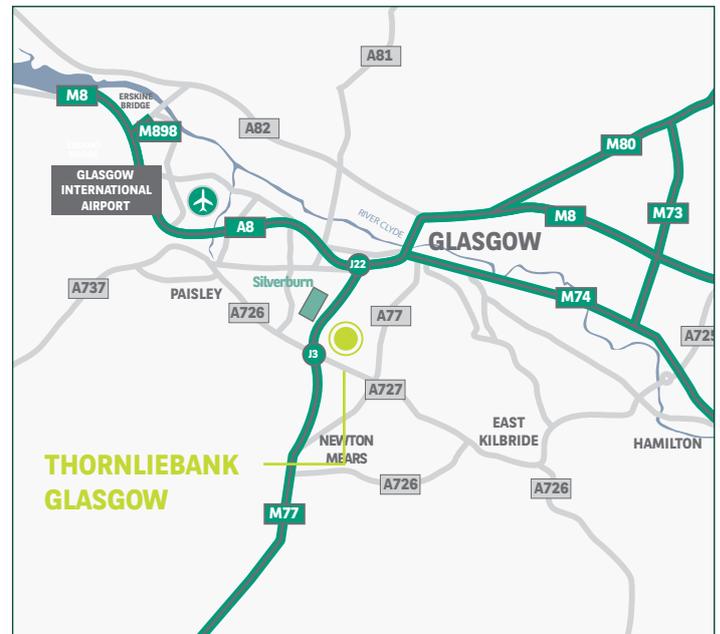
### BNP Paribas Real Estate

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## Location Plan



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