

Darnley Mains

GLASGOW
M77 JUNCTION 3

TO LET/FOR SALE

34.69 acre (14.04 Ha)

MIXED USE DEVELOPMENT/LETTING OPPORTUNITY

- Planning Permission in Principle ('PPIP') granted for a wide range of uses including Class 1 Retail and Neighbourhood Centre Uses, Retail Warehousing, Hotel, Restaurant, Car Showroom, Nursery/Crèche and Business Space/ General Industrial
- Fully serviced sites available for sale from 0.25 acres to 10+ acres
- Design and Build Leasehold Opportunities available for all sites
- Proposed Darnley Mains Retail Park to provide retail warehousing units from 5,000 sq ft
- 5 minutes south of Silverburn Shopping Centre which is located at J2 M77
- Immediately adjacent to Sainsburys, B&Q, Costa Coffee, McDonald's, KFC, Carphone Warehouse, Subway and Domino's Pizza.



KEY FACTS

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THE OPPORTUNITY

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Mixed use development / letting opportunity on one of the most prominently located sites in Glasgow immediately accessed from Junction 3, M77, the main arterial route serving the south of the city

A rare and fantastic opportunity for commercial occupiers across a wide range of uses to either acquire sites or secure representation through design and build leasehold opportunities.

The very successful Silverburn Shopping Centre, which boasts in excess of 14 million visitors per annum, is located 1.5 miles north at junction 2 of the M77. Recently extended to incorporate additional restaurants, retail space and a 50,000 sq ft 14 screen cinema.

Adjacent residential site: 300 new 3-5 bedroom homes currently being developed by Bellway and Persimmon Homes, a significant proportion already developed and sold.

Oven-ready, fully serviced development platforms.

High traffic volumes on both the M77 and A726. Over 73,000 cars per day through J3 M77 with the A726 carrying around 20,000 vehicles per day.

Within a five mile radius of Darnley Mains there are no modern retail parks and an underprovided and strong 400,000 catchment.

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Darnley Mains is located approximately 6.5 miles south west of Glasgow City Centre, accessed immediately off Junction 3 of the M77 the main arterial route connecting Glasgow city centre, to its southern suburbs and onwards to Ayrshire. The site itself is accessed from Leggatston Road.

The site is bounded by the M77 to the east, a new residential development by Bellway and Persimmon to the west, B&Q to the north and mature woodland to the south.

Highly visible from the M77, and easily connected via the busy intersection Junction 3 and the A726.



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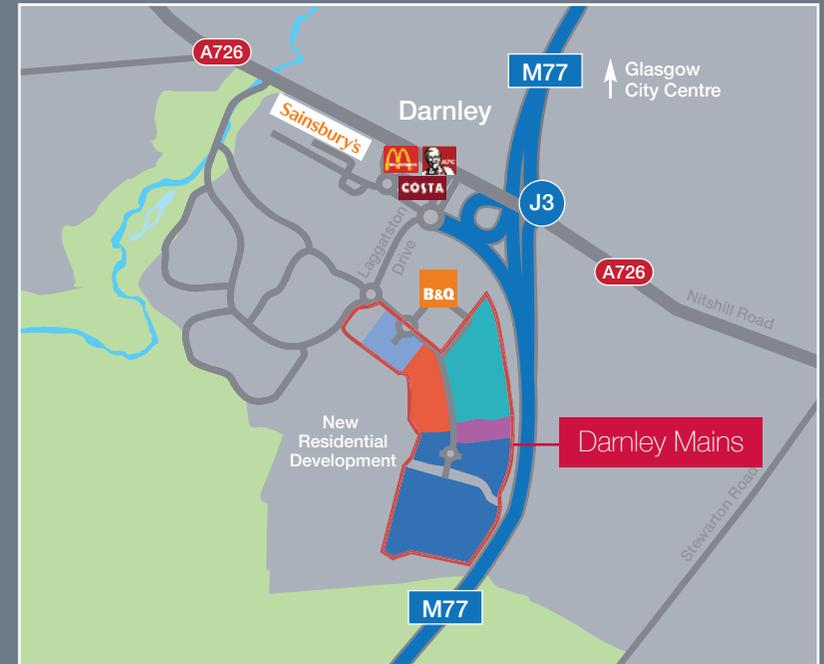
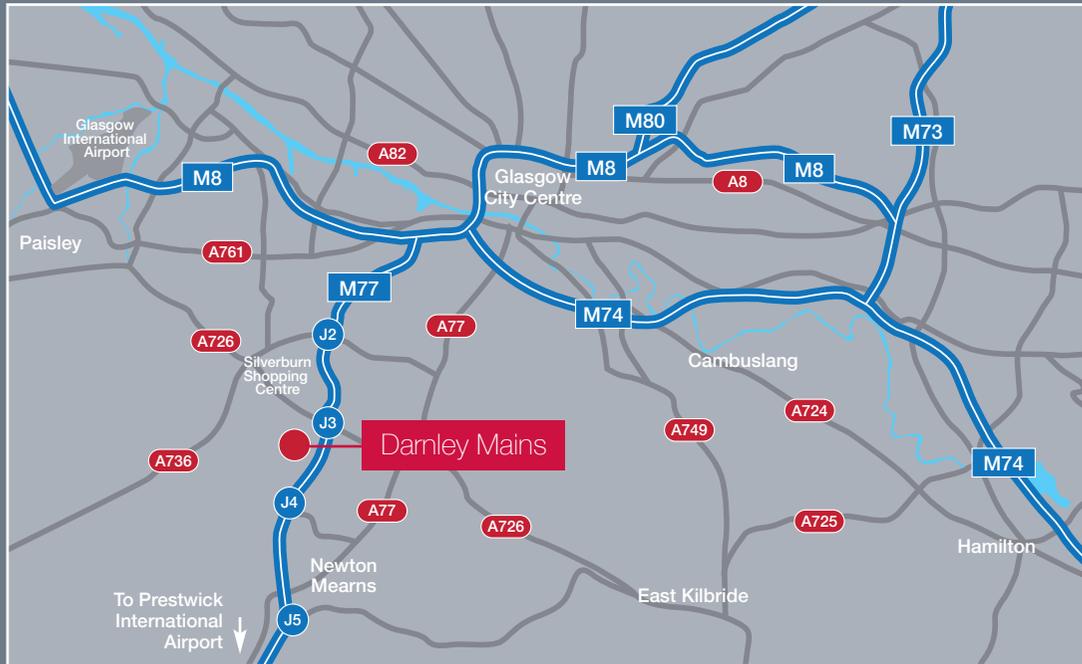
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Glasgow is Scotland's largest city and the fourth largest in the UK. Glasgow City has a population of approximately 593,000, 11.4% of Scotland's population.

The Greater Glasgow conurbation catchment totals around 2.3M accounting for more than 40% of Scotland's population.



All maps and plans are for indicative purposes only

Drive times

Darnley Mains	→ Silverburn Shopping Centre	→ 5 minutes
Darnley Mains	→ Newton Mearns	→ 9 minutes
Darnley Mains	→ Glasgow City Centre	→ 11 minutes
Darnley Mains	→ Paisley Town Centre	→ 12 minutes
Darnley Mains	→ Glasgow International Airport	→ 12 minutes
Darnley Mains	→ East Kilbride	→ 14 minutes
Darnley Mains	→ Prestwick International Airport	→ 33 minutes

- 1.2M working age population are within a 45 minute commute of Glasgow and 2M within an hour.
- 31.4% of the immediate Darnley Mains catchment population is within the 25-44 age bracket, more than 2% higher than the Scottish average.
- Employment is dominated by managers, professionals, technical and administrative positions making up c.59% of the immediate catchment population, which is 9% above the Scottish average.

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- Fully serviced sites available with all mains services
- Newly built adopted spine road
- Plan indicative only and uses are interchangeable
- Full developers pack available for each development zone on request

INDICATIVE PLAN: ALL USES ARE INTERCHANGEABLE



PLANNING

The site has the benefit of the following uses as part of the planning permission in principle consent granted in November 2013:

Class 1 Retail
(retail & neighbourhood centre uses)

Class 2
(financial and professional)

Class 3
(restaurant)

Class 4
(business)

Class 5
(general industrial)

Class 7
(hotel)

Class 10
(day nursery/crèche)

Sui Generis
(car/motorcycle showrooms)

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www.darnleymains.co.uk

THE OPPORTUNITY

Expressions of interest are sought for pre-lets and/or acquisition of individual sites.

TERMS

FRI leases and/or site sales on terms to be agreed subject to use.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with any transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

Hansteen

Darnley Mains is owned by Hansteen Holdings PLC ('Hansteen'), a FTSE 250 listed company.

Hansteen are a pan-European commercial property investor and developer who have property in UK, France, Germany, Holland and Belgium.

As at 31 December 2014, Hansteen's total portfolio, both owned and under management, comprised of 4.2 million sq m with a rent roll of £137.7 million per annum and a combined portfolio value of £1.6 billion.

www.hansteen.co.uk

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