

THE PARADE

DARNLEY MAINS

A New Retail Destination

Part of the Darnley Mains Mixed Use Development

Silverburn Shopping Centre

Glasgow City Centre

G53 7PW

MATALAN



Sainsbury's

Carphone Warehouse



KFC

UNDER OFFER



COFFEE

COFFEE

MASTERS

B&Q

THE PARADE
DARNLEY
MAINS

PERSIMMON

Bellway

J3

M77

Hansteen

Available November 2017

THE PARADE DARNLEY MAINS



A New Retail Destination

Darnley Mains is located approximately 6.5 miles south west of Glasgow City Centre and is accessed off Junction 3 of the M77. This is 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/south and B&Q to the north. Highly visible from the M77, and easily connected via the busy intersection Junction 3 and the A726.

THE PARADE DARNLEY MAINS



Established

Retail Conurbation

including 100,000 sq ft B&Q Warehouse, 90,000 sq ft Sainsbury's, B&M Superstore, Matalan and McDonalds/Costa/KFC Drive Thru's



Sainsbury's



COSTA



KFC

MATALAN



Adjacent to Junction 3 of
M77 Motorway



Population within 5 miles of
400,000
people

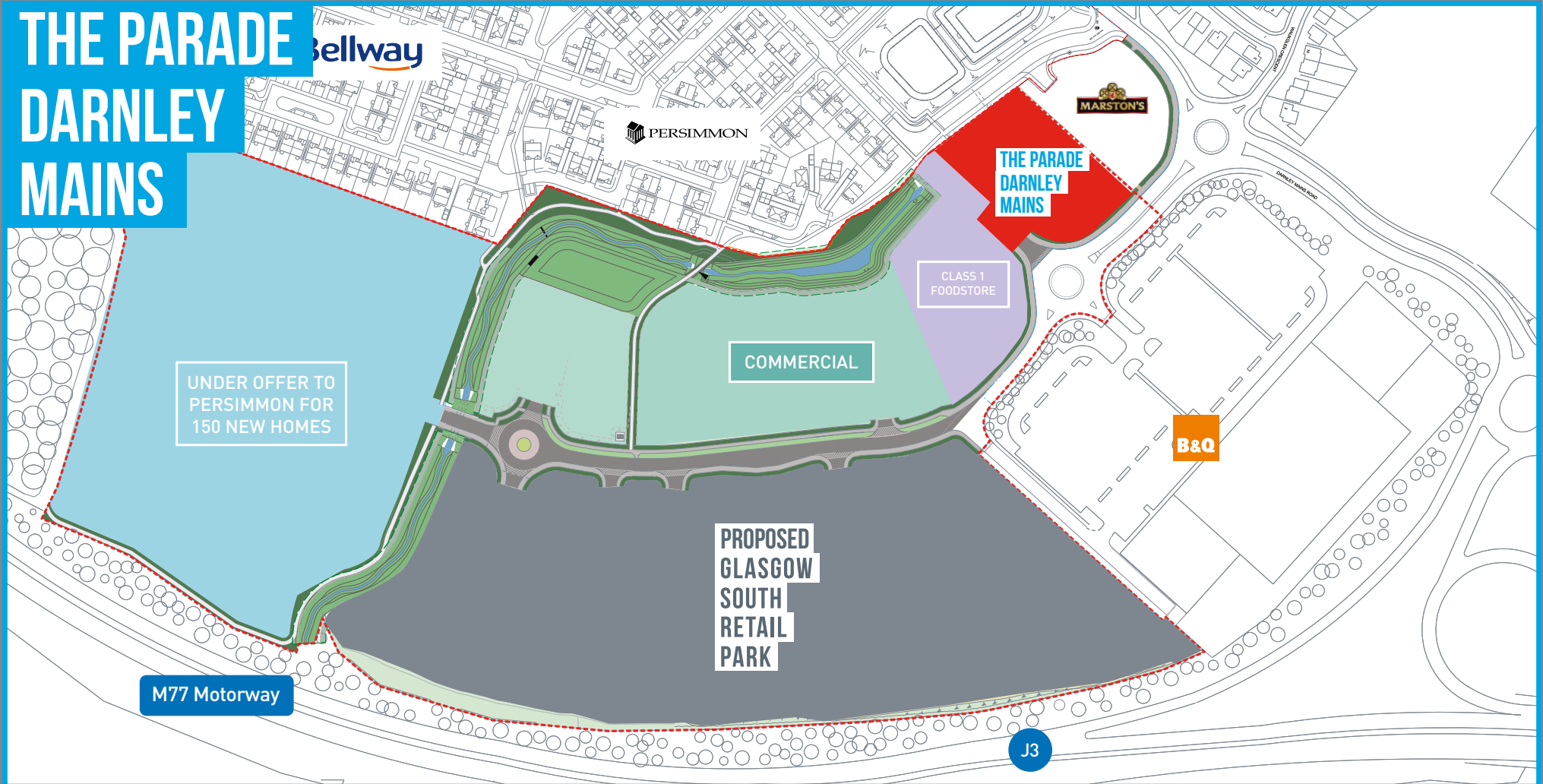


1.5 miles
(5 minutes drive time)

from Silverburn Regional Shopping Centre, attracting over 14 million shoppers per annum.

On average
over 160,000
vehicles pass the site **daily**
on both the M77 and A726

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PLANNING

The site has the benefit of the following uses as part of the planning permission in principle consent granted in November 2013 for the overall Darnley Mains development.

Class 1 Retail

Retail & neighbourhood centre uses

Class 2

Financial and professional

Class 3

Restaurant

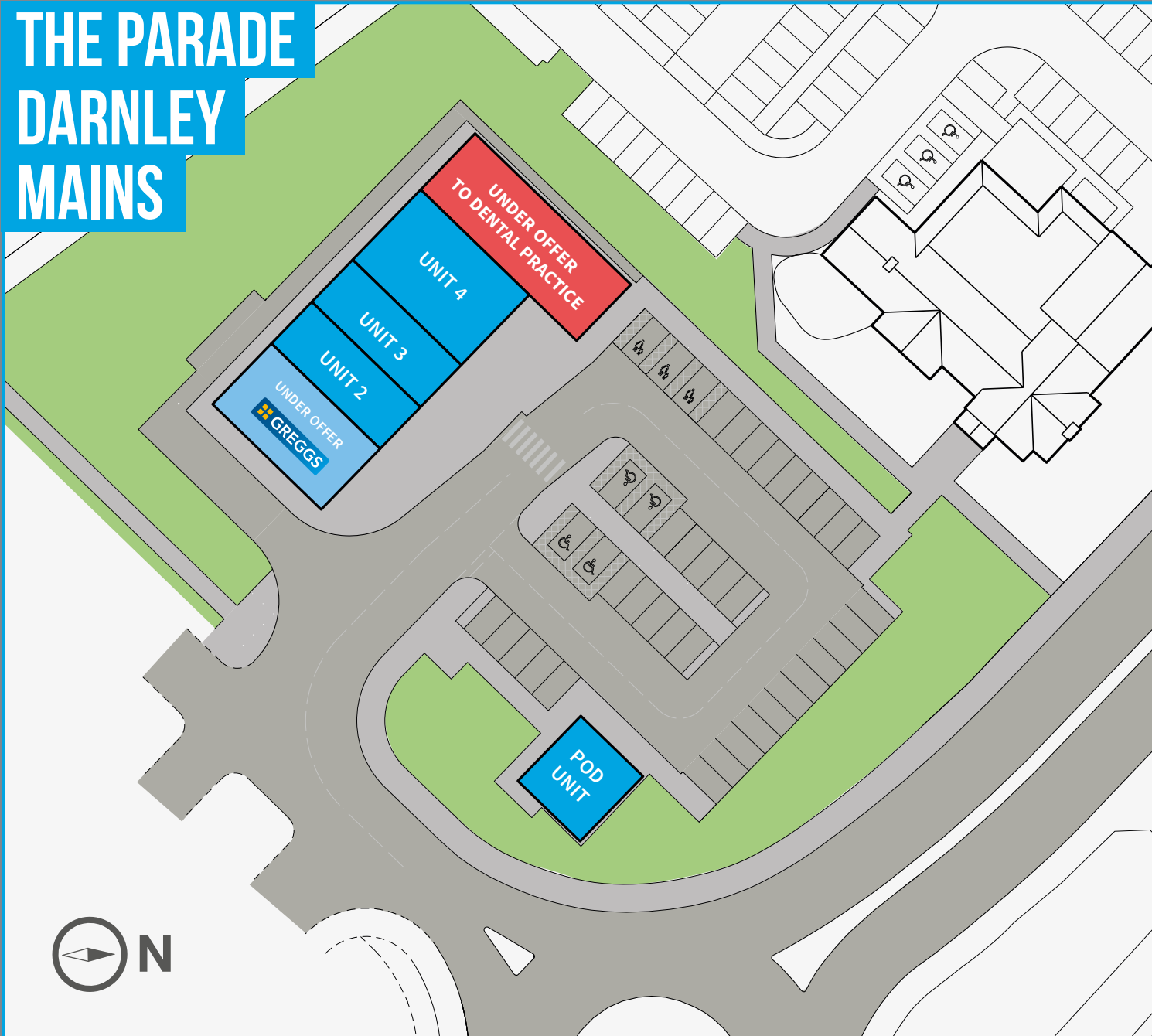
Class 10

Day nursery/creche

- 300 new homes lying immediately adjacent the subject site with a further 150 new homes proposed.
- Pedestrian links in place from the site to all this new housing.
- Brand new Marston's Old Plane Tree public house open and trading adjacent to the site.

- All mains services will be available.
- Segregated rear servicing and 42 dedicated customer car parking spaces.

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Scheme layout

The adjacent layout plan is indicative only. Units can be provided to suit specific requirements at this stage.

8,426

Scheme size (sq ft)

783.00

Scheme size (sq m)

42

Parking spaces

5

Retail units

1

Pod unit

Units	Size (sq ft)	Size (sq m)
1	1,517	141.00
2	1,022	95.00
3	1,022	95.00
4	1,636	152.00
5	2,045	190.00
POD	1,184	110.00



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RATING

The units will require to be assessed for rating purposes upon completion of the development and fitting out works.

SERVICE CHARGE

A service charge budget will be prepared for the development which will be allocated on a fair and equitable basis.

Misrepresentation Act These particulars do not form any part of a contract. Neither the owner, the agents nor any of their partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst the information on these particulars is given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. May 2017

FURTHER INFORMATION

THE OPPORTUNITY

Expressions of interest are sought from all potential occupiers.

TERMS

FRI Leases to be agreed. Quoting rents upon application.

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 2016, Hansteen's portfolio comprised 3.8 million sq m with a rent roll of £131.3 million per annum and a portfolio value of £1.74 billion.

www.hansteen.co.uk



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