



Innovation
Shawfield

TO LET UNITS 1 & 2

SOUTHCROFT ROAD, GLASGOW, G73 1UG

**AVAILABLE FOR
OCCUPATION
SUMMER 2025**

TWO NEW **HIGHLY SPECIFIED
ADVANCED MANUFACTURING
UNITS FOR INNOVATIVE
PRODUCTION TECHNOLOGIES.**

Computer Generated Image



CLYDE GATEWAY
THIS IS THE PLACE

COMING 2025

Two standalone new build High Value Manufacturing units located in Shawfield, adjacent to the M74 motorway.

Units 1 and 2 benefit from excellent transport links, having easy access to the M74 and wider motorway network at junction 1A Polmadie and junction 2 Rutherglen. Glasgow International Airport is within a 15 minute drive to the west and Edinburgh International Airport 45 minutes to the east.

Both units have a range of environmental/sustainable features incorporated in the design to assist occupiers in meeting ESG and Net Zero objectives. Each unit is designed to achieve a target BREEAM rating of “Excellent” and an “A” EPC rating.

The units have a number of provisions to help occupiers minimise energy use. These include low energy LED lighting with daylight sensors; office heating/cooling

is via air source heat pump and a fan coil system incorporating heat recovery for energy efficiencies; roof mounted solar panels provide power generation capacity and scope for further energy savings.

New build status means qualifying occupiers may receive 100% relief on business rates for 12 months (Business Growth Accelerator Relief).

Clyde Gateway lies within an area qualifying for Tier 2 Regional Selective Assistance. Subject to meeting certain criteria, occupiers could be eligible for a contribution towards the capital investment made in establishing a new manufacturing or production facility at Shawfield.

Contribution up to: Large Company 15% | Medium Company 25% | Small Company 35%

Please refer enquiries via: www.scottish-enterprise.com

FLOOR AREAS	UNIT 1 SQ M/SQ FT	UNIT 2 SQ M/SQ FT
Gross Internal Area	2,014/21,678	771/8,299
Clear height (m) to underside of haunch	7.0	6.0
Floor slab loading (kN/m²)	50	35
Electrical Capacity (kVA)	340	130
Service Yard area (sq m/sq ft)	1,553/16,716	1,008/10,850

UNIT 1

CAR SPACES: 33

EV CHARGING SPACES: 8

ACCESSIBLE BAYS: 2

UNIT 2

CAR SPACES: 15

EV CHARGING SPACES: 2

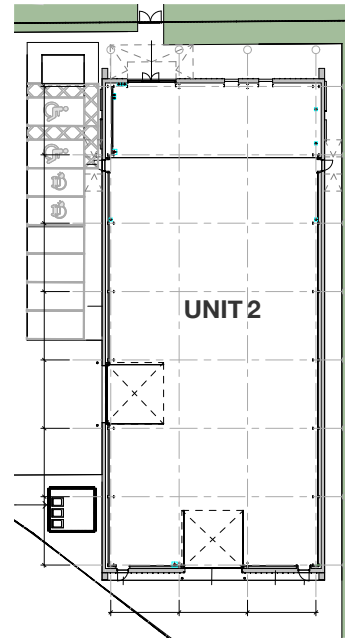
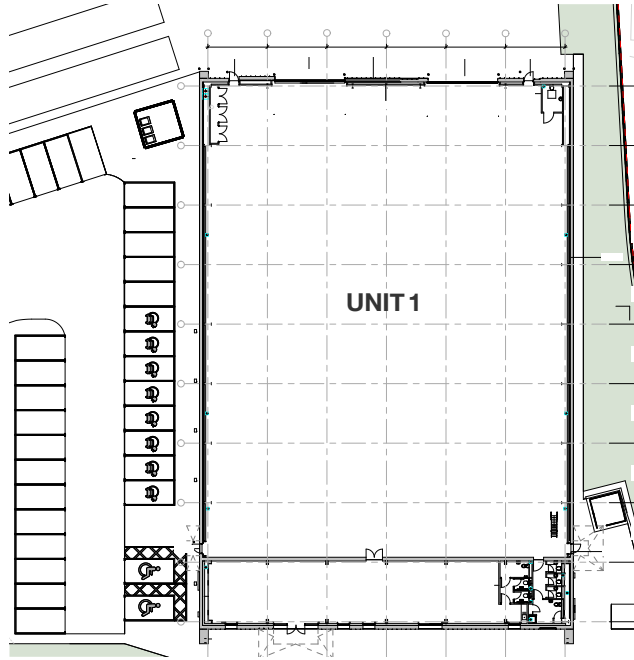
ACCESSIBLE BAYS: 2



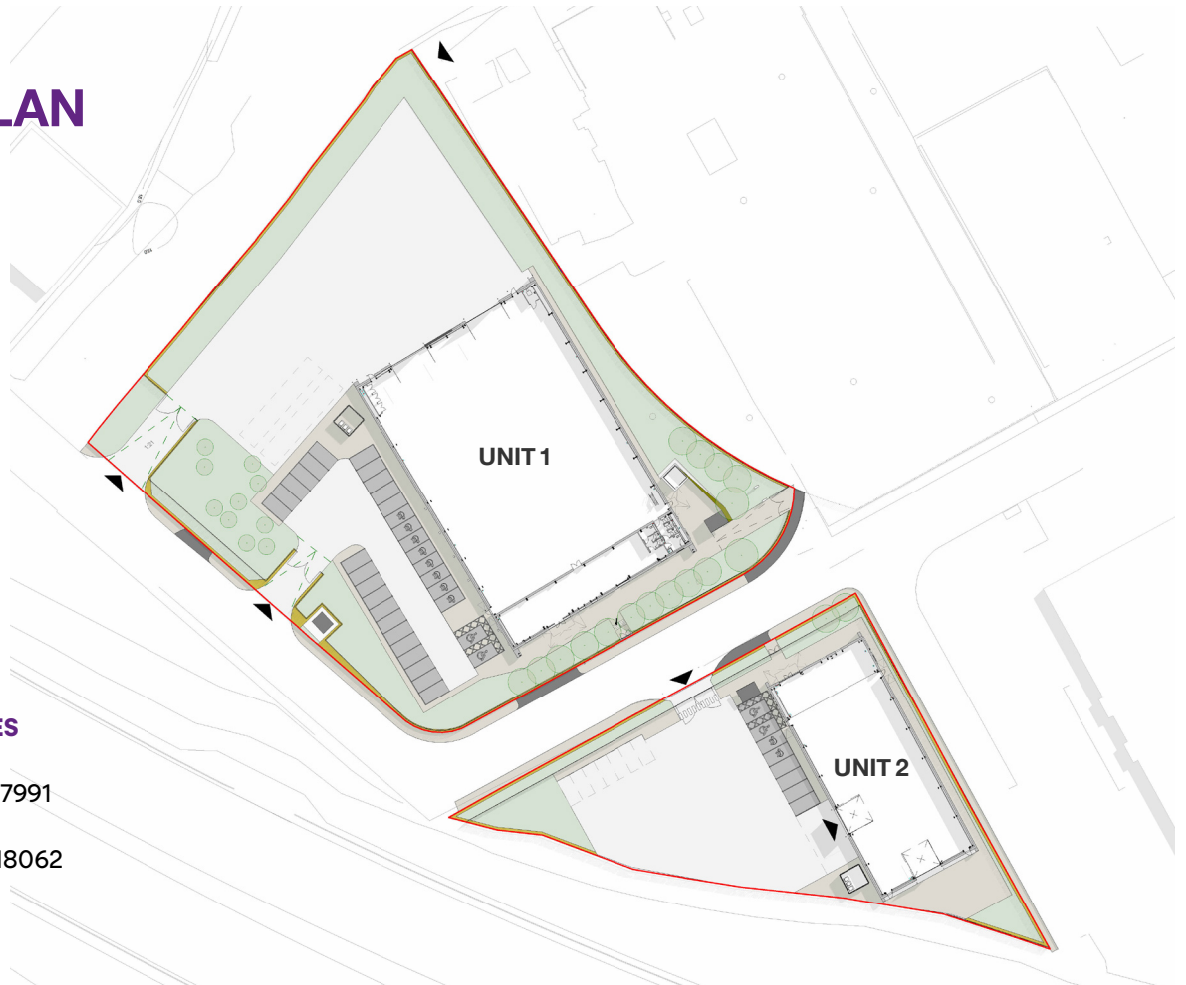
Future provision of additional EV spaces is facilitated by pre-installed ducting on 20% of the remaining spaces.



FLOOR PLANS



SITE PLAN



SAT NAV CO-ORDINATES

Latitude
55.83372142707991

Longitude
-4.227105414218062



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ENQUIRIES

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