

Westway Park Today

www.canmoor.com

Winter 2020/2021

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Welcome from Canmoor



2020 has been the year like no other and very few could have predicted what it would have in store for us. The COVID-19 pandemic and lockdown has had enormous implications on the global economy and UK real estate market, particularly in the retail sector.

Here at Westway, we understand the challenges facing occupiers trying to return to the new normal of social distancing and workplace cleansing, with our park management team on hand to help and advise. Lockdown has seen Westway weather the storm better than many locations, with a number of impressive deals, including Malcolm Group, Agility, the NHS and the National Manufacturing Institute

Scotland (NMIS). Existing industrial occupiers, AMG, Doosan Babcock and Indigo Lighthouse have agreed long-term commitments to the park and both GS Associates and Trident Engineering have signed up for a further term at the Gatehouse office. Masterplan planning consent has now been granted, which will enable Filshill's purpose-built distribution centre to go ahead.

Since acquiring the park in early 2018, we have continued to execute our multi-million-pound strategy of refurbishment and upgrading of the existing buildings. Work has started on the refurbishment of Block D. It certainly has been a challenging year, but we look forward to 2021 with optimism and will continue to support our occupiers and look to attract new businesses to the park.

In the meantime, take care and stay safe.

Toby Saul
Asset Manager, Canmoor

NMIS Boeing programme takes off from Westway

The National Manufacturing Institute Scotland (NMIS) has recently signed a lease for a 60,456 sq ft unit here at Westway, as part of the Advanced Manufacturing Innovation District Scotland. The facility will be primarily used for the Group's £11.8 million research and development programme with the world's largest aerospace company, Boeing.

The space, at Block K, will be refurbished to accommodate the personnel and equipment needed for the Boeing programme. It will also house other state-of-the-art advanced engineering equipment to be used in projects

with other manufacturing businesses including a purpose built area dedicated to advancing the use of additive manufacturing in Scotland.

The Boeing programme, run by the University of Strathclyde's Advanced Forming Research Centre (AFRC), will see the company establish a research and development team at Westway, working with AFRC's leading forming and forging technologists. Boeing has hired a team to work on the programme and it is expected that the personnel will be on site later this year.



The announcement comes a year after the official opening of the Lightweight Manufacturing Centre at the park, the second specialist technology centre within the NMIS Group.

Rob Large of Canmoor said: "This announcement is another significant milestone for Westway and we are delighted to be chosen as the base for this leading-edge facility.

To read more about the NMIS, please visit: www.nmis.scot

RENFREW / GLASGOW

Occupier Focus

East & West Storage

For this issue of our park newsletter, we caught up with Raymond Murray, Manager of East & West Storage.

East & West has been based at Westway Block J for the past 15 years and is a hidden gem of business success, employing ten staff across three business divisions, which include storage and logistics, delivery and road haulage and trade exhibitions.

The storage and logistics division is the best known part of the business, with facilities provided for a range of blue chip renewables clients, including Scottish Power Renewables, Scottish Power Energy Networks, Drax Hydro Stations and Venient Energy.

The trade exhibition division offers a comprehensive shows and exhibitions service that can range from large trade events to smaller displays in shopping centres.

Talking about the business Raymond said: "The diversity of our business has helped us prosper through challenging times this year, but we remain positive and aim to continue the development of our business with clients within the renewables sector. The exhibition side has obviously been quiet this year, but we are optimistic that it will bounce back again in 2021."

"Westway continues to be a great location for the business and our clients, offering good quality space, with access to cranes and all within a secure environment."

To find out more about East & West Storage, please visit: www.eastweststorage.co.uk

Scotland's largest lockdown deal signed with Malcolm Group

Back in May, Malcolm Group agreed terms for 67,000 sq ft of warehouse space at Block E3 for short-term storage requirements. The deal was the largest lockdown industrial deal to be concluded in Scotland.

Rob Large of Canmoor said: "Malcolm had an immediate need for storage space in a secure and well-connected location. We were quickly able to provide the perfect space solution, less than three miles from Malcolm's headquarters at Linwood."



We are all set to welcome Agility Logistics, one of the world's leading integrated logistics providers to the park. Relocating to Renfrew from Linwood, Agility has agreed terms on 40,000 sq ft of warehousing and distribution space at Block D on a ten-year lease.

The new facility is the only one in Scotland and will join a network of 16 strategic locations across the UK. The space will be used to service growing business contracts in Scotland and around the UK.

Mick Humphries, Area North West Europe Transport & Warehouse Manager of Agility said: "Our business in the UK continues to develop and we were looking to expand the Scottish facility. Connectivity and communication links were key business requirements and Westway was able to deliver the perfect solution. We will undertake fit out works at Westway and become fully operational by April 2021."

Toby Saul from Canmoor added: "Securing Agility is yet another positive boost for the park."



Raymond Murray



Bridge over the River Cart

Construction of the enabling infrastructure underpinning the Advanced Manufacturing Innovation District Scotland started in July 2019 and is scheduled for completion in spring 2021, jointly funded by the UK and Scottish Governments through the £1.13 billion Glasgow City Region City Deal.

It includes a two-lane bridge for pedestrians, cyclists and commercial traffic across the White Cart, providing a connection into Wright Street business premises including Westway. With no through route along Wright Street for vehicles, this will reduce the impact of traffic on residential areas.

Filshill Distribution Centre moves step closer



The future development of award-winning wholesaler JW Filshill’s new distribution centre, here at Westway moved a step closer with Renfrewshire Council recently granting planning approval for the park masterplan.

The masterplan provides the framework for the future enhancement and growth of the park, and maximises the opportunity to create a gateway employment site, to meet the needs of existing and new businesses.

In addition, the permitted masterplan facilitates the creation of new build industrial, warehousing and business units, which will enable us to proceed with Filshill’s 120,400 sq ft distribution centre. Detailed plans for this building are currently with Renfrewshire Council’s planning committee, with development anticipated to commence in early 2021.

Filshill is one of Scotland’s oldest independent food and drink wholesalers and has enjoyed rapid expansion in the last 20 years.

Simon Hannah, Managing Director of Filshill, said:
 “Westway is an outstanding location for us, less than three miles from our current premises and next to Glasgow Airport which will become increasingly important as we develop our international business in the coming years.”



Say hello to Jim Nicol, our new park manager

Following on from the appointment of Knight Frank as the new property management agent for Westway, we would like to welcome our new park manager Jim Nicol, who joined the team in January and is responsible for managing the day-to-day running of the park.

Jim brings a wealth of experience in property management and we are delighted to have him on board, as we move forward to the next exciting phase in the development of the park.

Commenting on his new role, Jim said:

“The first few months were very different from what I had expected with lockdown being imposed. However, it is really great to be back on site every day and I’m enjoying meeting with occupiers and working out solutions to any questions or issues they may have.”

Jim can be contacted on:

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Competition time!

If you’ve got a couple of minutes to spare, try out our park wordsearch and see how many words you can find, all relating to articles in this newsletter. For a chance to win a luxury food hamper, please send a photo of your completed wordsearch, along with your contact details by Friday 29th January to **tsaul@canmoor.com** The prize winner will be announced and notified in February 2021.

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Keep us posted!

To be featured on our website and social media, don’t forget to send your latest news and pictures to: **fiona@frpr.co.uk**

Follow us: @WestwayPark | @CanmoorProp

If you need more space, please contact our letting agents:

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