



GLASGOW CITY CENTRE

GLASGOW  
INTERNATIONAL  
AIRPORT

M8

↑  
GLASGOW  
CITY CENTRE  
9 MILES

A737

PHOENIX RETAIL PARK






LINCLIVE  
INTERCHANGE

LINWOOD RD

# PHOENIX DISTRIBUTION PARK

PA1 2BH  
LINWOOD

## TO LET | FOR SALE

-  BESPOKE DEVELOPMENTS OF 30,000 SQ FT - 1M SQ FT
-  SITES OF 1-50 ACRES
-  STORAGE/DISTRIBUTION/OFFICES/COMMERCIAL/CAR SHOWROOM
-  DIRECT ACCESS TO M8 & M74
-  HIGHLY STRATEGIC LOCATION

**miller** developments



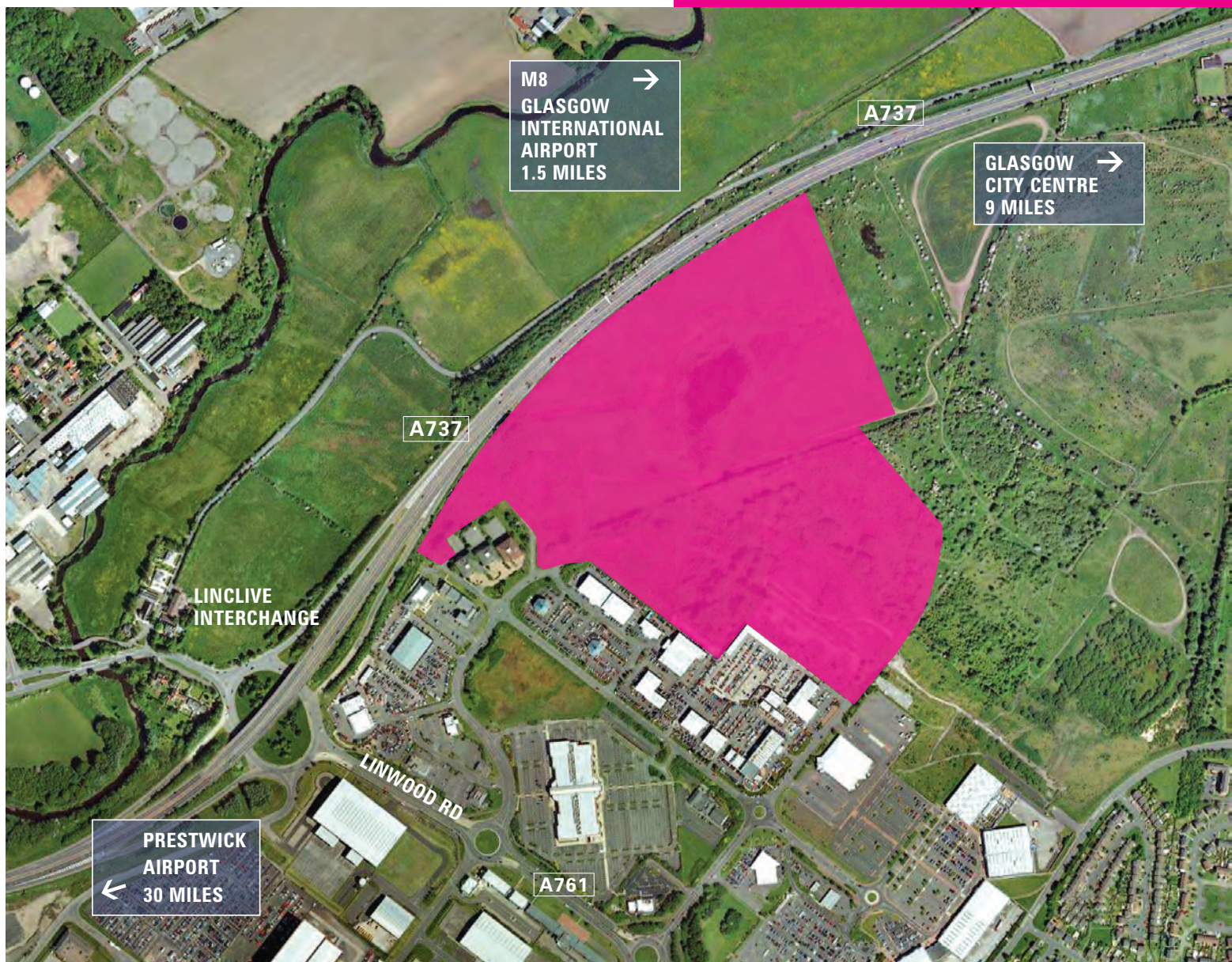
## LOCATION

Phoenix Distribution Park is located adjacent to the A737/Linclive Interchange in Linwood, Renfrewshire. Linwood is 9 miles to the west of Glasgow and 1 mile to the west of Paisley, on the south side of the River Clyde. The A737 connects to the M8 and the central Scotland motorway network beyond. Glasgow International airport is only 1.5 miles to the east of Phoenix, whilst the Erskine Bridge, which connects to the north side of the Clyde, is 3 miles to the west. Linwood railway station and the Linwood Freight Interchange are close by.

Surrounding occupiers at Linwood include: DHL, Bunzl, TNT, Diageo, Malcolm Logistics, Menzies Distribution and Agility. Immediately adjacent to the site is the Phoenix Motor Park and Phoenix Retail Park which includes various hot food outlets, an Asda superstore, and a Showcase Cinema.

	Miles	Drivetime hr min
Manchester	228	03 40
Inverness	180	03 15
Newcastle	163	03 00
Aberdeen	155	03 00
Carlisle	107	01 25
Edinburgh	62	01 00
Edinburgh Airport	50	55
Grangemouth Docks	39	45
Prestwick Airport	30	45
Glasgow	9	15
Glasgow International Airport	1.5	6
Linwood Freight Interchange	0.5	2

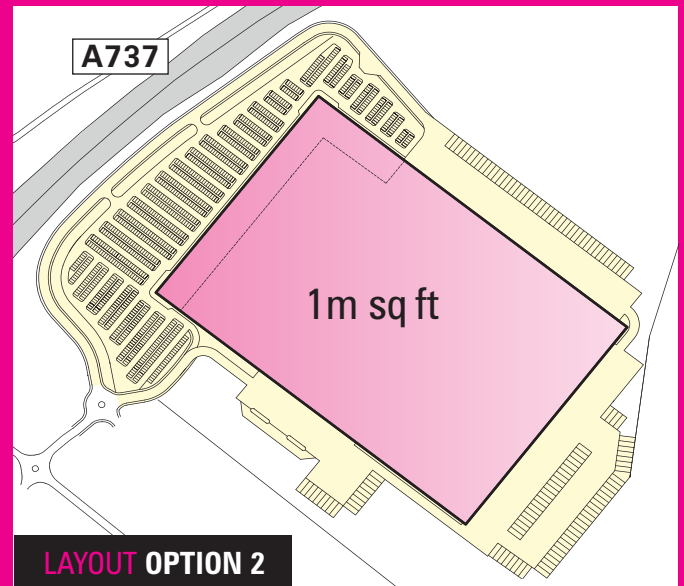
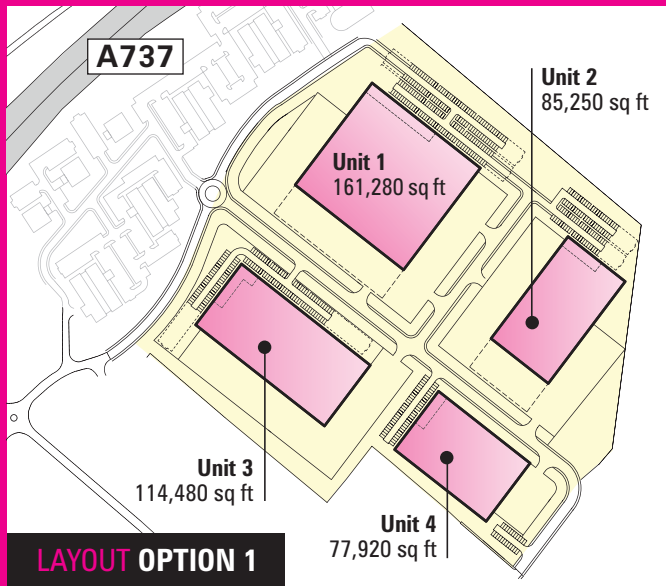
Distances & Drivetimes to local & national destinations from Phoenix Distribution Park.



# PHOENIX DISTRIBUTION PARK

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M74 HIGHLY STRATEGIC LOCATION



## SITE AREA

The total site extends to approximately 50 acres gross.

## DESIGN & BUILD OPPORTUNITIES

Bespoke developments from 30,000 sq ft to 1m sq ft can be accommodated, and are available to purchase or lease. Costed proposals and layouts can be provided to interested parties.

## LAND

Plots are available to purchase or lease immediately.

## PLANNING

The site is currently zoned in the Renfrewshire Local Plan for employment use and benefits from an outline planning consent for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage and Distribution).

## SERVICES

The site is fully serviced.

# 50 ACRES SITE

## THE DEVELOPER



**Miller Developments**, is part of the Miller Group, the UK's largest privately owned housing, building, construction & development company.

With national and overseas offices, Miller Developments is responsible for large scale property development programmes throughout mainland Europe and the UK.

Expertise in every sector of development and a broad geographic spread of projects throughout the UK and Europe, our own equity, and access to bank facilities due to our existing long term banking relationships ensures that we remain a driving force in the UK property market.



### PACIFIC QUAY GLASGOW

- JV with CTP Ltd.
- 65,000 sqft HQ for Scottish Media Group and 500,000 sqft HQ for BBC completed.



### EDINBURGH PARK EDINBURGH

- JV with Edinburgh City Council.
- Scotland's premier business park.
- 120 acres.
- Circa 1.1m sqft built to date.



### ALPHA PARK ST NEOTS, CAMBRIDGESHIRE

- 18 acre industrial site.
- Development value c.£25m.
- Planning for 320,000 sqft B1, B2 and B8 space.
- Speculative B8 warehouse of 220,000 sq ft funded by AXA Real Estate Investment Managers.
- Units of 15,000 sqft and 54,000 sqft leased to Jewson and Gates Ltd respectively now complete and sold to AXA Real Estate Investment Managers.



## HISTORY

Phoenix is the site of the former Rootes car factory, which had been built in 1962 as the facility for production of the Hillman Imp, a revolutionary small car which went into production until 1976. The factory had the advantage of a direct rail link, and British Rail introduced a special train, the 'Imp Special', which was quarter of a mile long and carried 100 cars at a time from Linwood to the Midlands. The site later produced the Chrysler Avenger and the Imp's successor, the Sunbeam. Production finished in 1981 and most of the factory was demolished soon afterwards. The site began to be regenerated in the early 90s, when the new retail and leisure park opened.



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[www.phoenixdistributionpark.com](http://www.phoenixdistributionpark.com)



## TERMS & FURTHER INFORMATION

Should you require further information or a financial proposal please do not hesitate to contact the sole agent.

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