

A80 (Cumbernauld Road)  
Glasgow G33 1AH

**TO LET  
FOOD &  
BEVERAGE  
OPPORTUNITY  
IN GLASGOW'S  
LATEST  
MIXED USE  
DEVELOPMENT**



This new facility  
is brought to you  
by The R&A

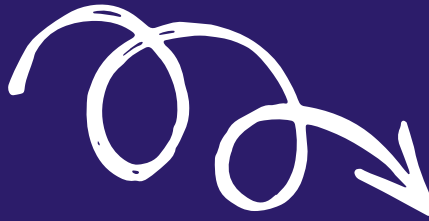
**R&A**



**WATCH A WHOLE  
NEW WORLD OF GOLF,  
FUN AND COMMUNITY  
OPEN UP.....**



# THE DEVELOPMENT



**NEW HUB  
BUILDING  
WITH  
RETAIL,  
VISITOR  
CENTRE AND  
F&B OFFER**

**FULLY  
RENOVATED  
9 HOLE GOLF  
COURSE**

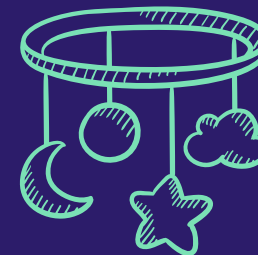


**OUTDOOR  
MARKET  
& EVENTS  
SPACE**

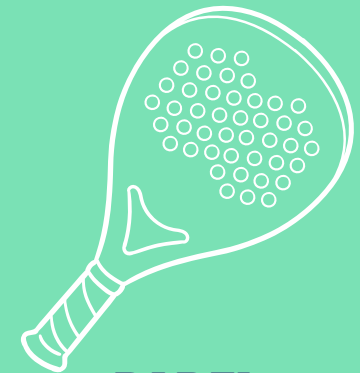
**DOUBLE  
DECKER  
DRIVING  
RANGE**



**NATURE  
TRAILS**

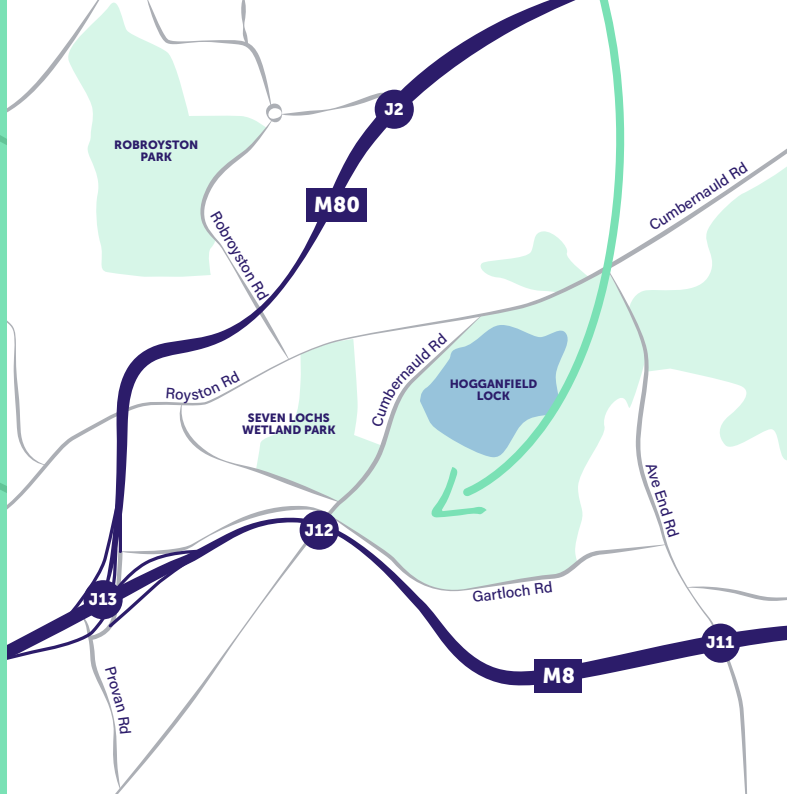
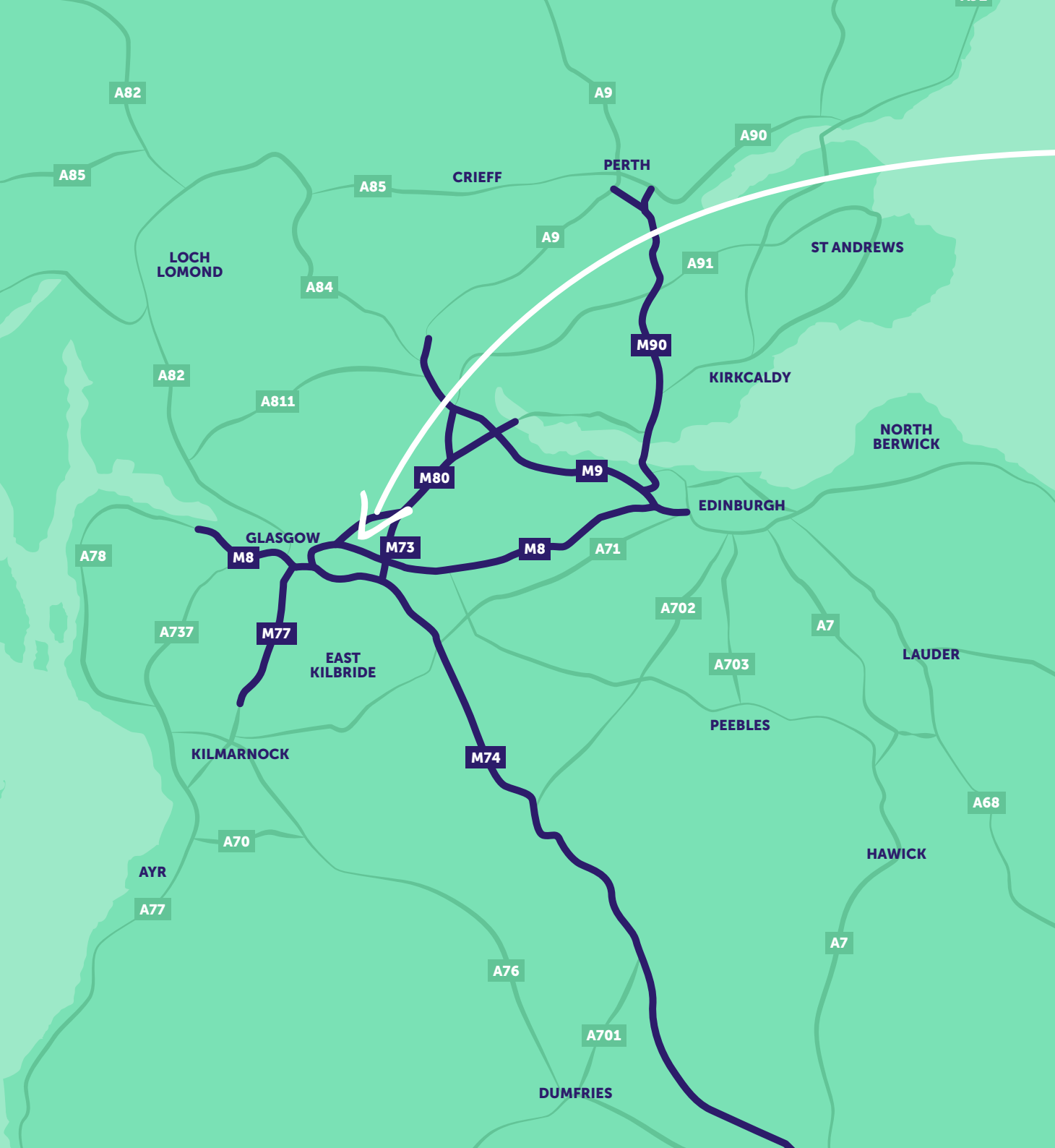


**CHILDREN'S  
NURSERY**



**PADEL  
TENNIS**







### ACCESSIBLE

½ mile from M8 Motorway



### SETTING

Fantastic lochside position – an oasis in the City



### NATURE

Gateway to Seven Loch's Wetland Park



### PARKING

On site parking, including xx electric charging points



### COMMUNITY

A totally inclusive 'open to all' facility



### SUSTAINABILITY

Ambition to become a net zero golf and leisure facility



### POPULATION

690,000 people within 15 minutes' drive time

(source: Experian)

# THE LOCATION





CAFE  
→

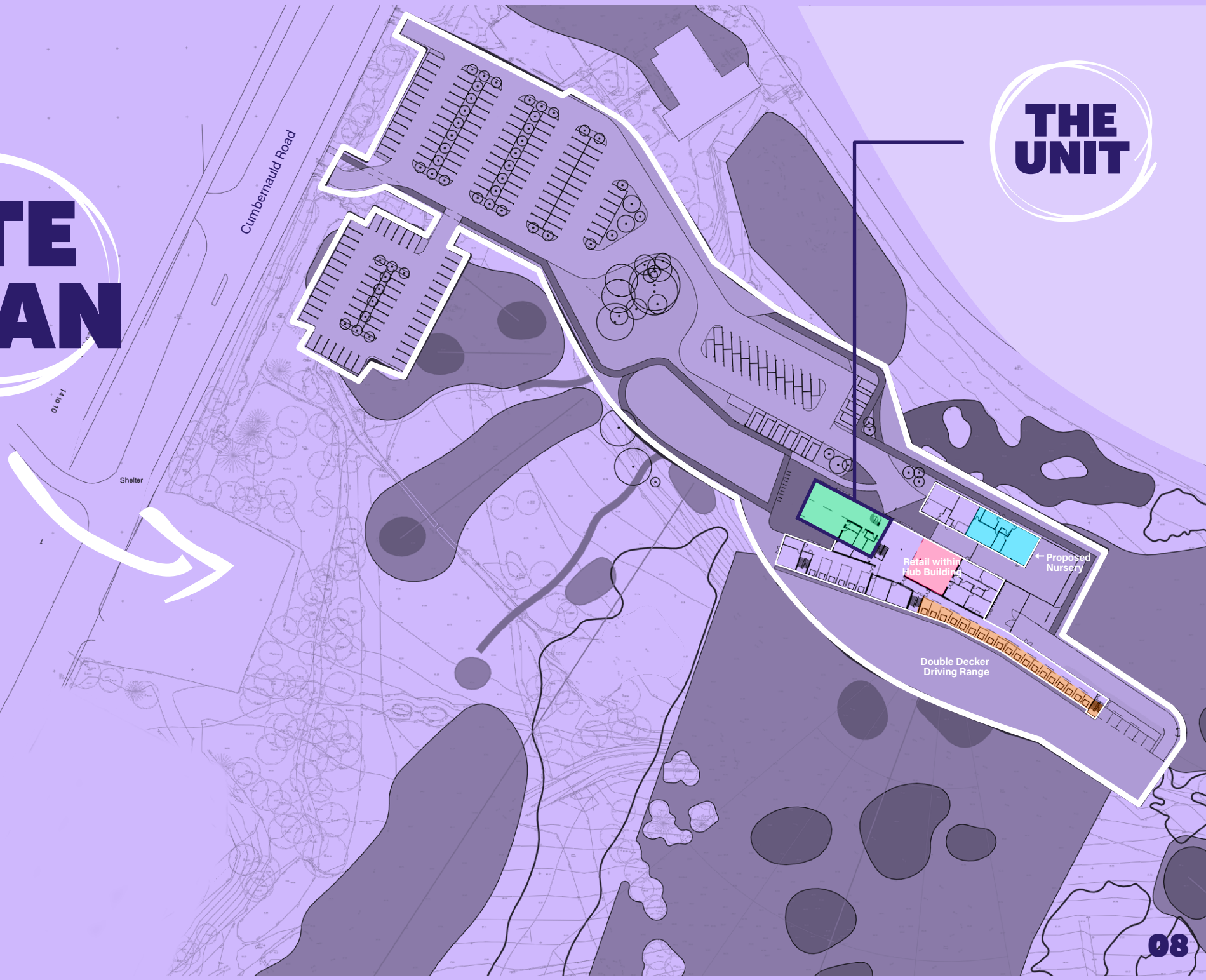
MAGIC

I LIKE  
BIG  
BOOKS  
AND I CAN  
NOT LIE.  
SLUTSUPPLY

coffee  
ESPRESSO  
CAFFE  
CAPPUCINO  
MACCHIATO  
Premium quality  
AMERICANO  
CAFFE M. LAT.  
FUSO CAFFE  
DE CAFFE

# SITE PLAN

# THE UNIT





# THE OPPORTUNITY

- ✓ 2,770 sq ft (257 sq m) F&B opportunity
- ✓ Available to pre let now
- ✓ Located at the entrance to the hub building
- ✓ Rent & lease terms on application
- ✓ Development completion/available for occupation mid 2023
- ✓ Unit to be handed over in an enhanced shell specification – further details on request





## FURTHER INFORMATION

For further information please contact



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