

# EARLY INFORMATION

## KEY DEVELOPMENT SITE, 20 INDIA STREET, GLASGOW, G2 4PF



OFFICE INDUSTRIAL RETAIL DEVELOPMENT RESIDENTIAL

### LOCATION

Glasgow is Scotland's largest city with in excess of 630,000 people and a catchment population exceeding 1.75 million people. The city is a magnet for shopping, tourism and also culture with a variety of restaurants, nightlife and major events available throughout the calendar. The city has the UK's largest retail offering outside of London and attracts almost 2.5 million visitors per year.

The subject site is located on the east side of India Street at the west end of Glasgow city centre in an area that has been transformed by two new major office developments. Adjoining the site Scottish Power/Iberdrola's new 20,438 sq. m (220,000 sq. ft) headquarters building was officially

opened in July 2017 and employs 1,650 staff. Directly across St Vincent Street, St Vincent Plaza, Abstract Property's 15,793 sq. m (170,000 sq. ft) speculative office development, is now 75% let which demonstrates the improving profile of this area of the city centre as an established office location. Charing Cross railway station, Glasgow Hilton, Premier Inn, a multi-storey car park as well as The King's Theatre are all within a short walk of the property.

The site benefits from its proximity to the M8 motorway, Scotland's busiest road and the main link with Edinburgh to the east and Glasgow International Airport to the west.



## SITE DESCRIPTION

The property will be offered to the market as a cleared site as the offices will be demolished. The total area of the level site is approximately 0.52 hectares (1.28 acres). Access to the site is taken from India Street itself with rear access via Elmbank Street/Elmbank Lane.

## PLANNING STATUS

**Glasgow City Development Plan** was adopted in 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications. The overarching policies of the plan are CDP 1 – The Placemaking Principle and CDP 2 – Sustainable Spatial Strategy and focus on promoting the principles of placemaking and creation of sustainable development which will create successful outcomes. The development site is identified in the City Development Plan as being located in the City Centre Strategic Economic Investment Location (SEIL) and is within the Principal Office Area – where SG3 – Economic Development and SG4 – Network of Centres provide the relevant development guidance. Office use is acceptable as are uses that complement the office function and extend activity out with office hours and will generally be encouraged. This would include hotel use, food and beverage at ground floor levels to ensure reactive frontage and positive footfall beyond office hours.

The following adopted City Development Plan policies of particular relevance to this development opportunity include:-

CDP 1 – The Placemaking Principle

CDP 2 – Sustainable Spatial Strategy

CDP 3 – Economic Development

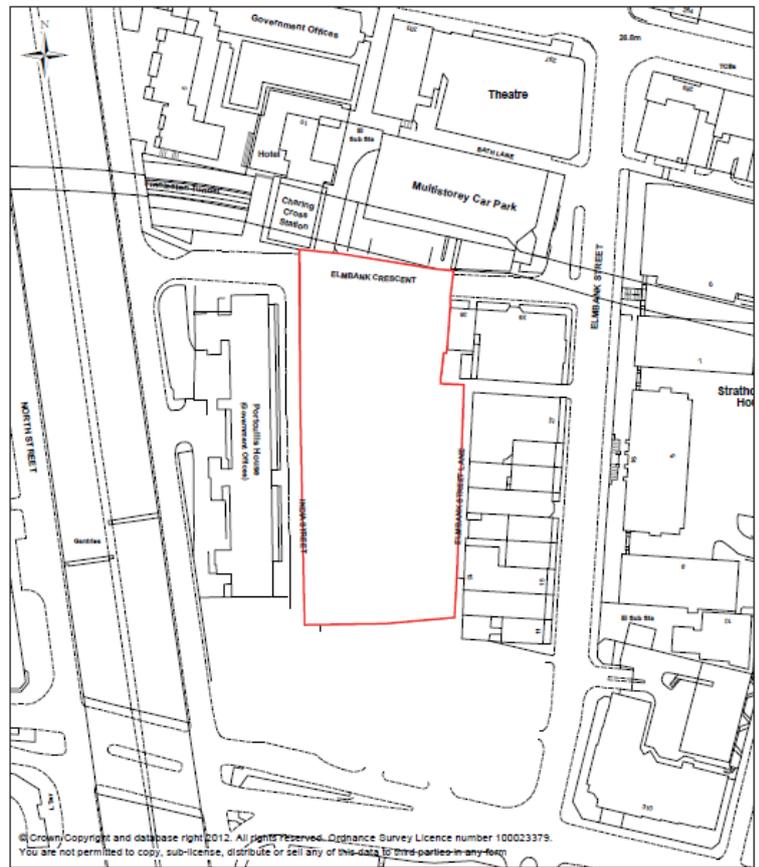
CDP 4 – Network of Centres

CDP 11 – Sustainable Transport

CDP 12 – Delivering Development

All policies require to be read in conjunction with the relevant supplementary guidance which outlines the detailed requirements of the planning authority.

Further information on the City Development Plan can be found on the Glasgow City Council website.



## FURTHER INFORMATION

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