

For Sale

Exciting development
opportunity in
Glasgow's waterfront

0.73 acres
(0.29 hectares)

Broomielaw Mills
10 Anderston Quay
Glasgow G3 8AZ



Prime development opportunity in Glasgow's vibrant waterfront – where offices, hotel, residential and leisure uses blend together seamlessly.

- Rare opportunity to secure a prime development site in this sought-after location
- Site extending to approximately 0.73 acres (0.29 hectares)
- Cleared site, presently used as a car park with advertising hoardings
- Excellent development potential for PBSA, BTR, Co-Living, Residential for sale, Hotel, Office and leisure uses
- Heritable Interest (Scottish equivalent to English Freehold)
- Offers are invited, subject to missives and exclusive of VAT, for the Heritable interest in the property





1.8m

people in Glasgow
City Region



#1

Number one City
for FDI in Scotland



2nd

Largest student
population in the UK



UK's largest
retail centre
by spend,
outwith London



34%

of Scotland's Jobs
are in Glasgow



4th

Glasgow is the fourth
largest city in the UK



Glasgow has the
Largest rail network
outside London



39%

lower cost of living
compared to London



Largest office
market north
of Manchester



Twice voted
'World's Friendliest
City' by travel bible
Rough Guides



Glasgow's Broomielaw is an exciting and vibrant waterfront destination. A few examples of the ongoing investment and new developments are shown here.



Argyle Street Avenues Project

Works start Summer 2024, with PC late Autumn 2025.



Summix Central Quay

PBSA and BTR development.



The Stores

491 PBSA and 505 BTR apartments by Dandara Living.



Barclays Campus

State of the art 500,000 sq ft office campus.



Student Loans Company

Purpose built 75,000 sq ft office headquarters.



Platform

498 BTR homes by Platform.



Solasta Riverside

324 BTR homes by Legal & General.

Residential / Mixed use

- 01 Scottish Enterprise owned site
- 02 Dandara PBSA and BTR
- 03 Summix PBSA and BTR development
- 04 Platform BTR development
- 05 Proposed Co-Living and BTR development
- 06 L&G BTR development
- 07 Housing Association residential
- 08 Private residential
- 09 Moda Living BTR
- 10 Carrick Square - Aurelius Group
- 11 Private Family Ownership

Hotels

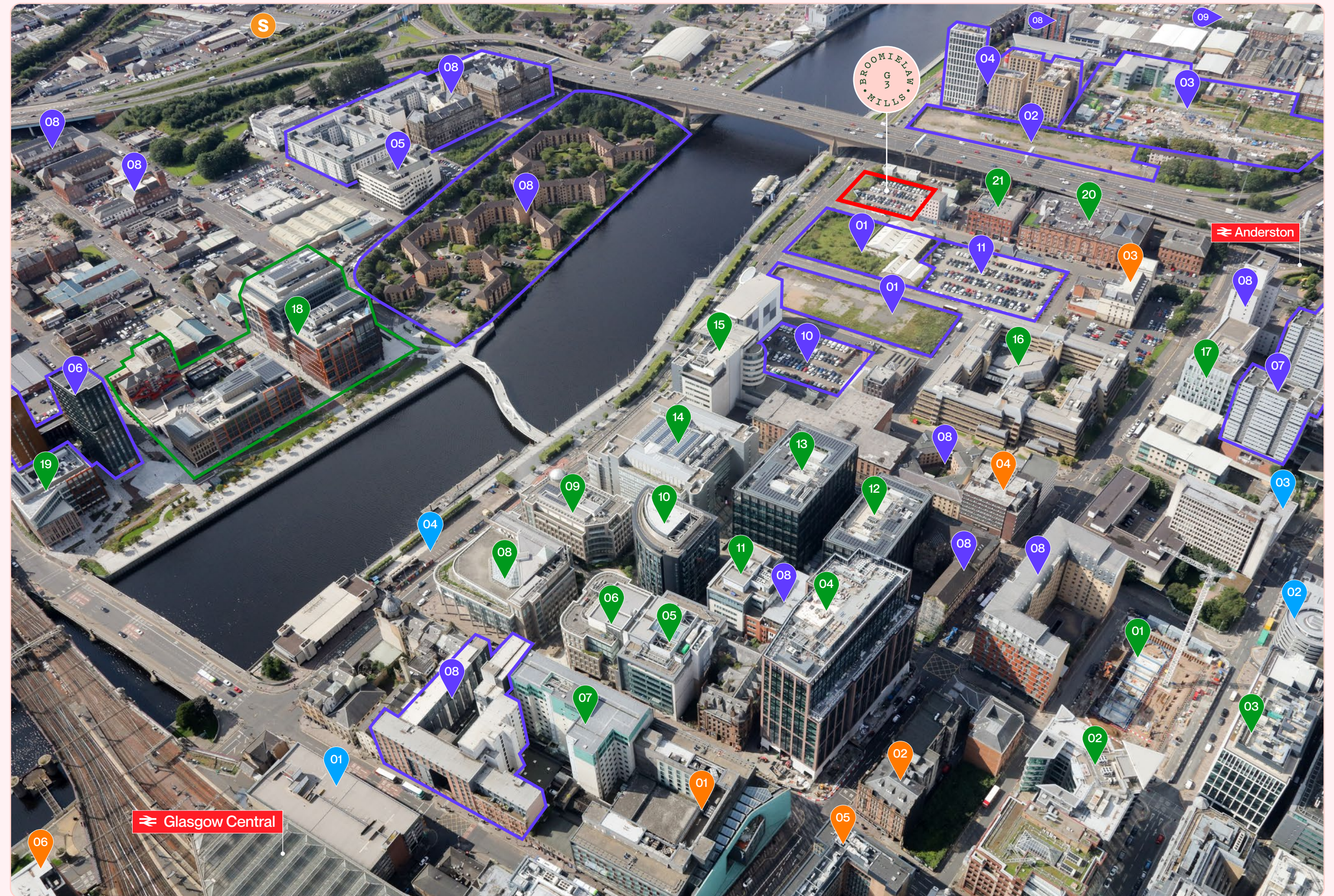
- 01 Radisson Blu
- 02 Alexander Thomson
- 03 Best Western
- 04 Clyde Hotel
- 05 Yotel
- 06 Leonardo Royal Hotel

Car Parks

- 01 NCP multi-storey
- 02 QPark muti-storey
- 03 Cadogan Square car park
- 04 Broomielaw car park

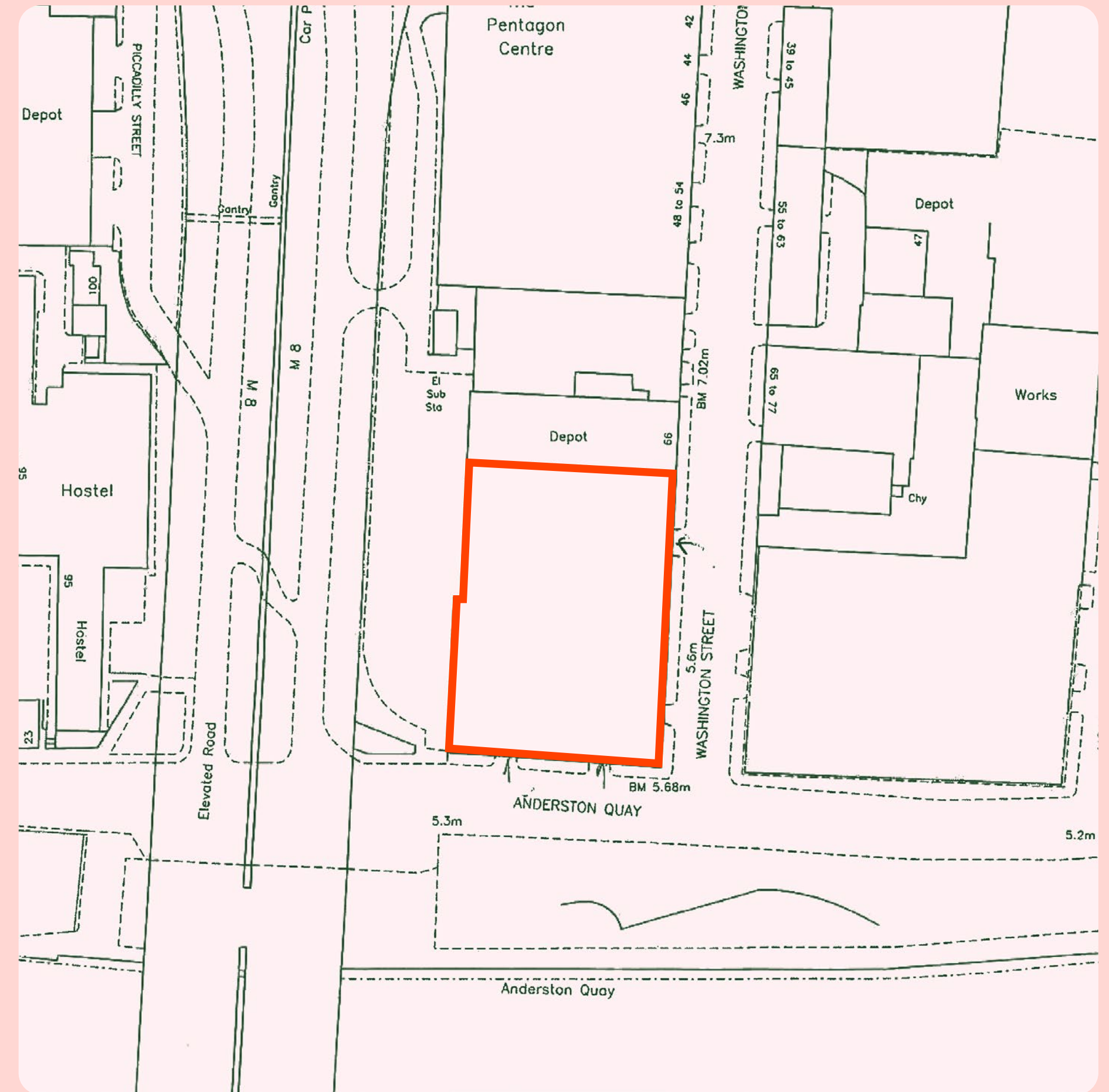
Offices

- 01 The Grid
- 02 Esure
- 03 Brewin Dolphin, OVO Energy and TLT Solicitors
- 04 JP Morgan Chase
- 05 EDF Energy and iomart
- 06 Lloyds Bank
- 07 Education Scotland Scottish Qualifications Authority and Solvd
- 08 DWP and Freeths
- 09 Scottish Courts
- 10 AON, Atos, MacRoberts
- 11 Scottish Government
- 12 Atkins/Siemens BDO/Burness Paull
- 13 HMRC
- 14 BT
- 15 Scottish Government
- 16 MOD
- 17 SAS/AXA/ Teleperformance
- 18 Barclays Campus
- 19 Student Loans Company
- 20 The Pantagon Centre
- 21 Box Hub



Title Summary

- The property is registered in the Land Register of Scotland under Title Number GLA137631
- The total site area for the identified title area extends to approximately 0.73 acres (0.29 hectares) as measured from Promap
- The vendor operates and manages the car park and advertising hoardings which generate a profit of £54,053 per annum
- The property will be sold with vacant possession



Development Options

For Sale: Broomielaw Mills

Broomielaw Mills has clear potential to bring forward a significant, high quality urban development with an enviable waterfront location and excellent connectivity to Glasgow city Centre.

Potential site use: PBSA, BTR, Co-Living, Residential for sale, Hotel, Office and leisure uses.

Nearby development activity

- Platform BTR
- Dandara PBSA and BTR
- Summix PBSA and BTR



Design by:

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The Opportunity

Why Glasgow?

Location Map

Broomielaw

Location Aerial

Description

Development Options

Planning

Further Information

MC², in conjunction with Porter Planning, have assessed the key planning issues associated with the redevelopment of the site. This has involved consultation with Glasgow City Council Planning Department.

A planning statement is contained within the data room.

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Technical Information

A range of technical information is available on request.

Please contact MC² for further information.



- VAT: The property is elected for VAT and as such VAT will be payable on the purchase price
- Data Room: Access to the online data room containing further information is available on request from the sole selling agents
- Offers: Offers for the Heritable Interest (Scottish equivalent to English Freehold) are invited for the whole. Subject to planning offers will be considered. Interested parties should contact the sole selling agents to be kept informed of any closing date set and to receive further information. The seller reserves the right to sell the property without reference to any other party. Only indicative boundaries are provided within this sales brochure and should not be relied upon
- Legal Costs: Each party to bear their own legal costs in the documentation of this transaction with the purchaser liable for any registration dues, LBTT and VAT incurred thereon



Further information

For further information or to arrange an inspection please contact the Sole Selling Agents:

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