

TO LET

Scotland's largest leisure, sporting and retail park

playsport
Stewartfield Way, East Kilbride, G74 4GT

KINGSGATE SHOPPING PARK

A726

"Playsport is a purpose built high quality sporting complex that met our requirements perfectly. Since opening, our business has been a great success attracting a huge amount of interest. We are averaging up to 2,000 customers per day and trading performance has been exceptional. We look forward to welcoming new tenants to share in the success of Playsport."

Peter Brown, Area Manager, Air Space



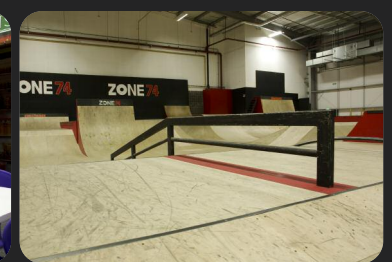
Leisure, sporting, sports retailing and licensed opportunities available from 1,000 sq ft - 86,000 sq ft

THIS
WAY

- Quality existing tenants providing a sound foundation for a successful centre.
- New Airspace arranged within 33,350 sq ft building generating up to 2,000 customers per day and significantly exceeding trading expectations.
- Highly accessible location close to Glasgow and the main motorway networks.
- Extremely high catchment populations.
- Adjacent to the successful Kingsgate/Kingsway Retail/Shopping Parks which includes Sainsbury's, M&S and Homebase. The retail park currently attracts in the region of 90,000 vehicle visits per week.



- Junction improvement planned to create new right turn off Stewartfield Way.
- Complete flexibility of floor plate depending on tenant requirements ranging from 1,000 sq ft to 86,000 sq ft.
- Ample free car parking provision.
- Flexible terms available to meet tenant requirements.
- Excellent opportunity for large general leisure users/gym concepts and smaller occupiers for retailing and licensed users.





Playsport is situated within a highly accessible trading location close to the main motorway network serving central Scotland.

Adjacent to Playsport is the Kingsway Retail Park and Kingsgate Shopping Park which are fully occupied and attract in the region of 90,000 vehicle visits per week.

This is a superb trading location, highly accessible to the main population base of Central Scotland.

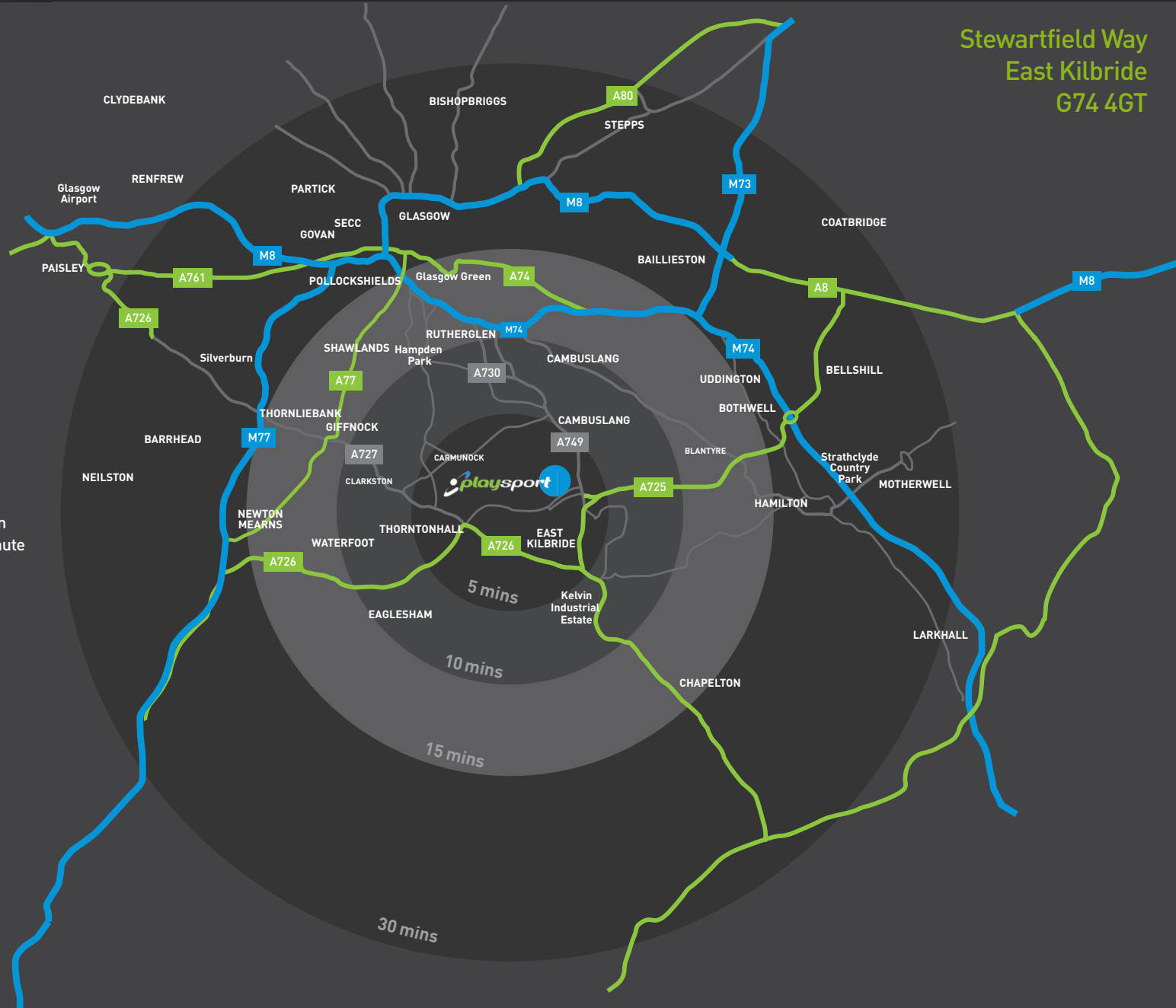
Stewartfield Way
East Kilbride
G74 4GT

Playsport is situated in the heart of Central Scotland able to draw on trade from the main population base of Scotland.

Destination	Miles	Drive Time (minutes)
M74 Motorway	3	5
Glasgow City Centre	20	35
Edinburgh City Centre	45	55
Glasgow Airport	20	35

Given the good accessibility and the central Scotland location there is a total catchment population of 2.5M within a 60 minute drive time.

Drive Time Band (minutes)	Catchment Population
10	75,000
15/20	450,000
30	1.8M





THE BACKGROUND

Since 2010 Playsport has been owned by Hansteen Holdings PLC, a London Stock Exchange 250 listed company. Hansteen are a pan European commercial property investor and developer who have property in the UK, France, Germany, Holland and Belgium. Playsport provides a variety of sporting, entertainment, leisure and retail facilities within a high quality environment and is now the premier leisure and sporting complex in Scotland.





Par 32, 9 hole golf modelled around some of the finest golfing holes in UK championship golf. The golf facilities include a first class double height 56 bay driving range, one of Scotland's largest and best practice, play and tuition facilities.



Air Space is arranged within a 33,350 sq ft building and provides Europe's largest trampoline centre. The business has only recently opened but is trading at exceptional levels.



The American Golf store is situated adjacent to the golf facilities with access from the internal complex concourse. American Golf provides a wide array of golfing equipment. It is one of the foremost trading stores within American Golf UK branches.



Glitter and Glue Arts and Crafts studio is an exciting new concept where imagination is all you need. Each studio session lasts one and a half hours and is packed full of arty fun. Choose from a selection of ceramics, canvases, jute bags and much much more.



The indoor children soft play area offers a fantastic array of childrens' play equipment with one of the highest indoor slides in the UK and tots area for under 3's. Lollipop Land has recently been upgraded and provides a first class concept/facility.



JK's climbing wall is situated within the 5's clubhouse building and provides a 20 metre high climbing wall with 40 climbing routes. There is a café situated adjacent.



Fives is an outdoor purpose built 5-a-side facility with a niche in 3G Astro Turf with surrounding boarding and nets. There are eight 5-a-side pitches and two 7-a-side pitches benefiting from floodlights for night-time play. The Fives has a dedicated club house adjacent.



Making Waves is Scotland's largest independent swimming school. Lessons take place across Central Scotland. Regular classes for children in Glasgow, Edinburgh, South Lanarkshire and the Forth Valley.



Zone 74 is a 20,000sq ft indoor skate park situated adjacent to the Lollipop's soft play. It is a purpose-built skating facility with various timber constructed ramps and circuits, designed by BMX rider Dave Sowerby.



FLOOR SPACE FLEXIBILITY FROM 1,000 SQ FT to 86,000 SQ FT

Upper Level

The upper level provides a variety of leisure, sports retailing and licensed opportunities. All areas are accessed off an internal concourse which leads to elevators to the lower trading levels. There are quality customer toilets and other service areas available.

A variety of floor plates can be accommodated ranging from as little as 1,000 sq ft up to 86,000 sq ft.

The floor plate is completely flexible depending on tenant requirements.

Lower Level

The lower area has an internal concourse accessing all available space. In addition there are glazed windows overlooking one of the available areas next to Airspace. This may be suitable for larger leisure users or alternatively to meet individual tenant requirements.

Whether tenants have an interest in the upper or lower levels there is complete flexibility in order to create trading areas that match tenant requirements.



Larger Sports Retail

OUTDOOR RETAIL

Tennis

RUNNING RETAIL

CINEMA

Bar



GYM

FOOTBALL RETAIL

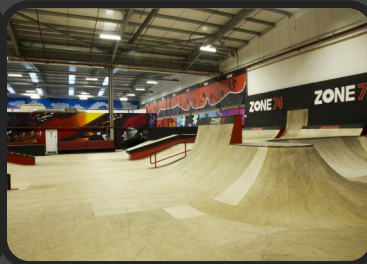
Go Kart

RESTAURANT

Bowling

LASER QUEST

Cycling Retail



SCHEDULE OF AVAILABLE UNITS

Upper Ground Floor			
		sq m	sq ft
Unit 2		277	2,982
Unit 3		472	5,076
Unit 4		540	5,813
Unit 5 (plus external terrace)		655	7,050

Ground Floor			
		sq m	sq ft
Unit 6		2,410	25,940

Lower Ground Floor			
		sq m	sq ft
Unit 7		3,610	38,858

Note: All units are available for a variety of uses and units can be sub-divided to meet tenant requirements.



ASKING RENTALS AND LEASE TERMS

Rental offers are invited for the available space on flexible terms. Rentals vary depending on the size and use. A rental guide is available upon application.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. Tenants will be responsible for stamp duty, registration dues and VAT thereon.





VIEWING AND FURTHER INFORMATION

For all viewing and further information please contact the owners Hansteen direct or the joint letting agents.

Hansteen
0141 221 8200
www.hansteen.uk.com

Contact Glen Spearing
T. 0141 221 8200
E. glen.spearing@hansteen.co.uk

**MONTAGU
EVANS**
0141 204 2090

Contact Gavin Anderson
T. 0141 204 2090
E. gavin.anderson@montagu-evans.co.uk

CD | LH
Leisure | Hospitality | Healthcare

Contact Peter Darroch
T. 0141 331 0650
E. peter.darroch@cdlh.co.uk



playsport
www.playsportscotland.com

Misrepresentation Act These particulars do not form any part of a contract. Neither the owner, the agents nor any of their partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst the information on these particulars is given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. March 2015