

Proposed Local Development Plan 2

2020

Monitoring Statement Appendix 2 - Business Land Audit



September 2020



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East Dunbartonshire Council

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Business Land Audit 2020

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Introduction

According to Scottish Planning Policy, the allocation of business sites in a Local Development Plan should be informed by a Business Land Audit which is undertaken regularly.

SPP: 'Business land audits should monitor the location, size, planning status, existing use, neighbouring land uses and any significant land use issues (e.g. underused, vacant, derelict) of sites within the existing business land supply'.

In response to the SPP, East Dunbartonshire has made conducting a Business Land Audit, and updating this annually, one of the actions of our Economic Development Strategy.

EDS, Action 13: 'Undertake a Business Land Audit to map activity on business sites, levels of vacancy and options for improvement. Sites to be audited include all Local Development Plan sites that are safeguarded for business use, the existing businesses there, and any vacant or developable land to understand our available land supply. Once completed to be updated annually.'

East Dunbartonshire's Business Land Audit presents data within 22 schedules on sites which are (or have previously been) designated business and employment sites in the Local Development Plan. In addition to keeping track of what is happening on these sites individually, the Business Land Audit gives a strategic overview of the total business land supply, including how much of this supply is active and how much vacant land is available for future business development. It also shows the spatial distribution of active business sites and the development opportunities and constraints associated with vacant sites.

The next section of this document explains the methodology used to gather data for the Business Land Audit. This is followed by a section analysing the overall findings of the Audit. As this is the first full Business Land Audit undertaken by East Dunbartonshire, historical data is not yet available, but the processes for updating and comparing data to provide more in-depth analysis for future audits is explained. Finally, each of the sites are assessed in detail, including current uses, site maps and recommendations.

Methodology

This Business Land Audit has been carried out using the following methodology:

- Site Selection – Method used to select sites for inclusion in the Audit.
- Site Analysis – Analysis of each site in order to understand: which use classes and employment types are active on each site (business information, including contact details, were from publicly-available sources); their general condition and suitability for purpose, including opportunities and constraints; how many vacant sites/plots/units there are (and where); and what options East Dunbartonshire Council have for maximising the use value of all business and employment sites.
- Data Analysis to produce Summary Data – Analysis of all sites in order to summarise East Dunbartonshire’s overall business land supply, going forward this will be produced annually and allow trends to be analysed.
- Consultation – for the 2020 Business Land Audit, letters were sent to the businesses which currently own/occupy the sites included to: check that information is up to date, share the Council’s analysis and recommendations for each site, and encourage any businesses which could benefit from council services (such as Business Gateway) to get in touch.

Site Selection

All of the sites included in the 2020 Audit are (or have previously been) allocated for business and employment use in the Local Development Plan, and were also included in the GL Hearn Business Land Review (BLR), with the exception of one site, St Mungo Street, which had already been deallocated. The sites are listed by location. In the few instances where multiple adjacent sites have been mapped together, these have been grouped in the Audit (for example, ‘Kirkintilloch North Business Area’). The site names and associated reference numbers are as follows:

Community Area	Business Land Audit Schedule	Sites Contained	References			
			Map	LDP	LDP2	BLR
Bearsden	1. Canniesburn Gate	Canniesburn Gate	CG1	13.1	2.BE1	1
	2. Garscube Estate	Garscube Estate	GE1	13.5	2.BE2	2
	3. Garscadden Depot	Garscadden Depot	GD1	13.4	2.BE3	3
Milngavie	4. Cloberfield Industrial Estate	Cloberfield Industrial Estate	CL1	13.2	6.BE1	4
	5. Crossveggate Business Park	Crossveggate Business Park	CR1	13.3	6.BE2	5
	6. Milngavie Enterprise Centre	Milngavie Enterprise Centre	ME1	13.7	6.BE3	6

Community Area	Business Land Audit Schedule	Sites Contained	References			
			Map	LDP	LDP2	BLR
Bishopbriggs	7. Huntershill Business Area	Bishopbriggs Industrial Estate	BS1 BI1	13.15	3.BE2	7
		Huntershill Village	BS2 HV1	13.8 13.9	3.BE5	11
	8. Cadder Works	Cadder/Marley Works	CM1	13.10	3.BE3	8
	9. Former Balmuidy Brickworks	Former Balmuidy Brickworks	FB1	13.12	3.BE1	9
	10. Hilton Depot	Hilton Depot	HD1	13.14	3.BE4	10
	11. Low Moss Industrial Estate	Low Moss Industrial Estate	LM1	13.15	3.BE6	12
	12. Springfield Works	Springfield Works	SP1	13.11	3.BE7	14
13. Westerhill Regeneration Area	Westerhill Industrial Estate North	WH1 WH2	13.17	3.BE8 3.R1	15	
		Westerhill Industrial Estate South	WH3	13.17	3.BE8 3.R1	16
Kirkintilloch, Lenzie and Waterside	14. Broomhill Industrial Estate	Broomhill Industrial Estate	BR1	13.18	4.BE1	17
	15. Kirkintilloch North Business Area	Ramsay Industrial Estate	KN1 R1	13.28	4.BE8	24
		Old Mill Park Industrial Estate	KN2 OM1	13.26	4.BE8	24
		Milton Road	KN3 M1	13.25	4.BE6	23
		Kirkintilloch Industrial Estate East	KN4 KE1 KN5 KE2	13.24	4.BE5	21
			Eastside Industrial Estate	KN6 E1 KN7 E2	13.22	4.BE3
		High Street Industrial Estate	KN8 HS1 KN9 HS2	13.21	4.BE4	20

Community Area	Business Land Audit Schedule	Sites Contained	References			
			Map	LDP	LDP2	BLR
		Canal Street Industrial Estate	KN10 CS1	13.20	4.BE2	18
	16. Southbank Business Area	Whitegates Industrial Estate	WG1	13.31		22
		Southbank Business Park	SB1	13.29	4.BE9	25
	17. Southbank Works	Southbank Works	SW1	13.29	4.BE10	26
	18. Kirkintilloch Gateway Regeneration Area	Kirkintilloch Gateway	KG1	13.23	4.BE11 4.E	27
		Woodilee Industrial Estate	KG2	13.23	4.BE11 4.E	27
19. Pit Road	Pit Road	PR1	13.27	4.BE7	30	
Lennoxtown	20. Lennoxtown Business Area	Lennoxtown Enterprise Centre	L1	13.32	5.BE1	28
		Veitch Place	VP1	13.32	5.BE2	29
Twechar	21. Twechar Business Park	Twechar Business Park	T1	13.3	8.BE2	31
None (South-Eastern Council Boundary)	22. Badenheath	Badenheath	BA1	13.19	8.BE1	32

Site Analysis

This Audit includes Schedules with information about each site, which have been built up using information from the following sources:

2017/18 Business Land Audit spreadsheet

A spreadsheet was compiled in 2017/18 as a starting point for the business land audit, capturing details about each of the LDP business sites such as current occupiers and any planning applications associated with them. This information was incorporated into the audit (and updated to reflect any changes).

2018 Business Land Review (provided by GL Hearn)

Planning consultants GL Hearn were commissioned to produce a Business Land Review, which included analysis of East Dunbartonshire's economy and overall business land supply, and individual recommendations for each of the identified business sites. These recommendations were taken into account when carrying out further site analysis for this audit, and can be found in the table on page 18.

LDP site information, designations and GIS mapping

The Local Development Plan was used as a reference for both deciding which sites should be part of the audit and checking for potential development constraints on or near the business sites.

A GIS project had already been set up with interactive maps of all business sites for the 2017/18 Business Land Audit Spreadsheet and GL Hearn's Business Land Review. Further information was added to this map from the Vacant and Derelict Land Audit so that occupied and vacant business land could be quantified.

Planning application records

The planning application history of each of the sites (as well as any current applications) was investigated in order to capture any major developments or changes of use granted or refused since 2000.

2019 Site Visits

Site visits were carried out to confirm the information gathered through desktop analysis and to improve the accuracy of site mapping using Collector – a GIS application that uploads directly to the interactive map.

2019 Consultation with site landowners and occupiers

The site schedules for each of the business sites were sent to the listed occupiers for verification of the factual information (i.e. the types of businesses present on the site, occupancy rates etc.)

Data Analysis to Produce Summary Data

Analysis of the Audit sites collectively has produced data for the following indicators, summarising the overall condition of East Dunbartonshire's business land supply:

Indicator 1: Total Business Land by Category

Divides all Business Land Audit sites into one of five categories (seven, including sub-categories) based on their current activity level and development potential, and shows how much land is in each category for each settlement and for East Dunbartonshire as a whole

The site categories are as follows:

- A. FULLY-OCCUPIED: Active sites, with no vacancies, where employment use should be protected
- B. i) OCCUPIED WITH FURTHER DEVELOPMENT POTENTIAL: Active sites with some space for potential intensification of existing uses.
- B. ii) OCCUPIED WITH FURTHER DEVELOPMENT POTENTIAL: Active sites with some vacant plots/units - potential for further development or regeneration.
- C. VACANT: Entirely vacant sites which should remain within employment land supply.
- D. REGENERATION: Active sites with some vacant plots/units, which could be considered for employment-led mixed use development.
- E. i) NON-SUPPLY: Sites which should remain allocated for business and employment use, but should not form part of available supply.
- E. ii) NON-SUPPLY: Sites which should be entirely removed from business and employment allocation and supply.

Indicator 2: Vacant Business Land Supply

Takes all sites which could contribute to accommodating East Dunbartonshire's additional business land requirements (categories B, C and D from Indicator 1) and calculates the total vacant business land supply. Also broken down into totals per settlement and per site.

Indicator 3: Available Business Land Supply

Calculates how much of the vacant land contributes to the overall Business and Employment land supply.

Indicator 4: Use Classes on Business Sites

Lists businesses that are active on business sites, broken down by use classes and those which do and do not qualify as 'business uses' based on LDP guidance.

Indicator 5: New Build Planning Permission & Changes of Use on Business Sites

Shows changes of use and new build planning permissions on existing business sites since 1st January 2000.

Indicator 6: Business Sites Added to or Removed From Supply

Shows the number of new business sites allocated (either through windfall or planning policy decisions) and any business sites deallocated or lost through change of use since the last Business Land Audit. This indicator will provide more useful data once the audit is established on an annual basis.

Note that the output for most of the indicators listed above (graphs, tables, and other statistical information) will only be for one year, as this is the first time this audit is being carried out. The only indicator for which historical data is currently available is Indicator 5, which uses planning application records dating back to 1st January 2000.

It is intended that the indicators will be updated annually from now on, along with the business land site schedules, allowing year on year comparisons that should give greater insight into changes in the business and employment land supply over time. As a result of this, the data for some of the indicators – particularly Indicator 6 – is limited at present, but will become more robust with each annual update.

Consultation

Letters were sent/emailed to the businesses occupying all of the allocated business and employment sites included in the 2020 Audit. The letters informed the site occupants of the information that had been collected about their site and the recommendations for the site going forward. Recipients of the letters were also encouraged to contact the Council if they had any amendments to the site information or if they had aspirations for their businesses which might require support from Council services. 29 responses were received, the majority of which offered updates to addresses or site maps.

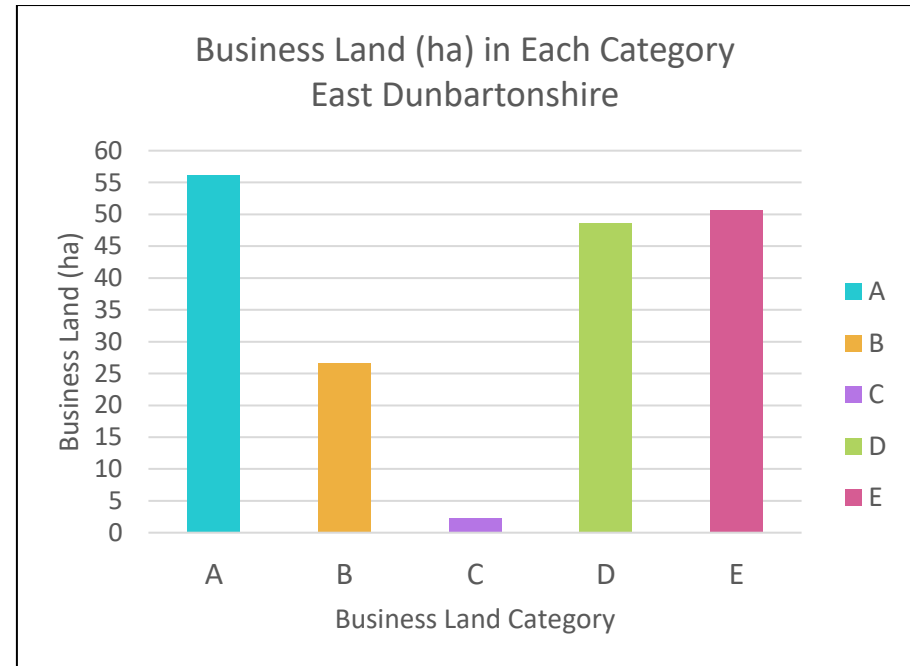
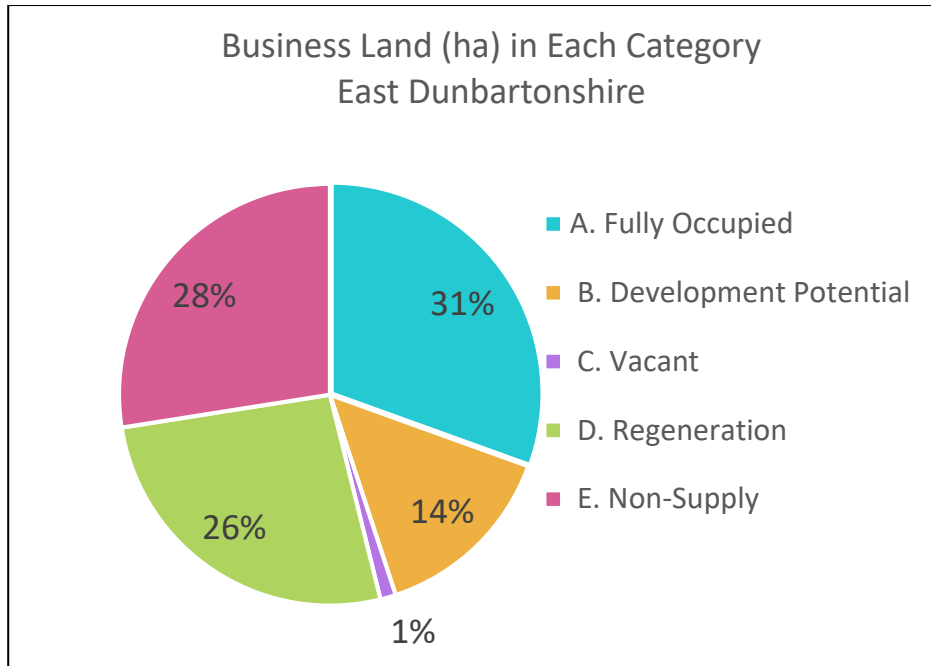
Business Land Audit Summary Data

Indicator 1: Total Business Land by Category

The sites were divided into five categories (seven, including sub-categories) based on their current level of activity and/or their potential for further development:

- A. Fully-Occupied: Active sites, with no vacancies, where employment use should be protected
- B. Occupied with Further Development Potential:
 - i) Active sites with some space for potential intensification of existing uses.
 - ii) Active sites with some vacant plots/units - potential for further development or regeneration.
- C. Vacant: Entirely vacant sites which should remain within employment land supply.
- D. Regeneration: Active sites with some vacant plots/units, which could be considered for employment-led mixed use development.
- E. Non-Supply:
 - i) Sites which should remain allocated for business and employment use, but should not form part of available supply.
 - ii) Sites which should be entirely removed from business and employment allocation and supply.

The following charts show what percentage of the total business and employment land in East Dunbartonshire falls into each category, and how much land (in hectares) there is in each category.

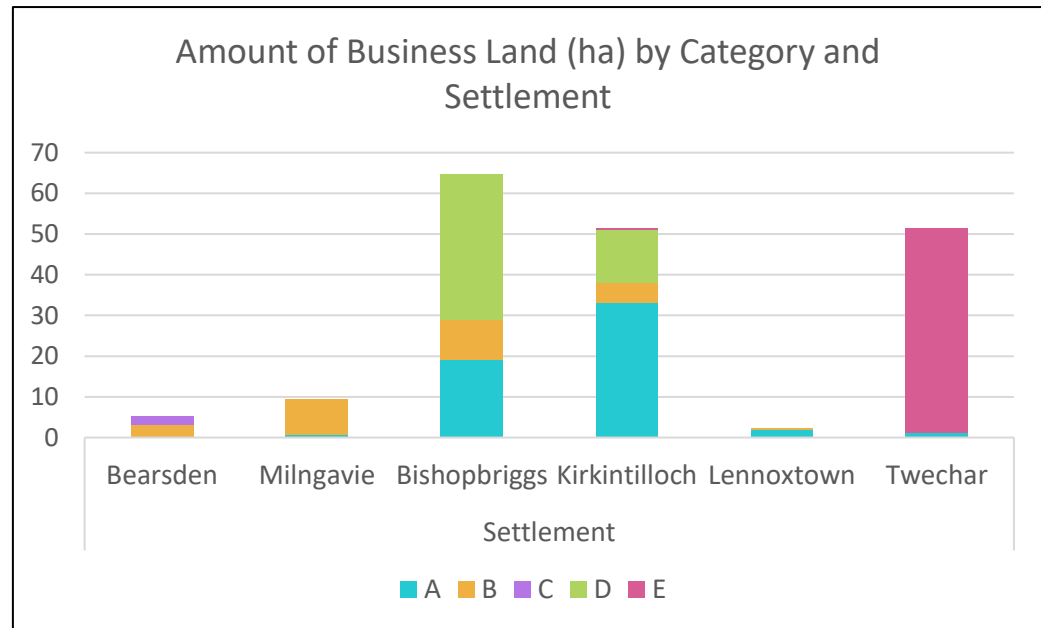


It should be noted that the information displayed in the charts is for all of the sites included in the audit – regardless of what the recommendations might be for them going forward. There are only two sites in Category E (sites which are not counted towards the overall business and employment land supply). One of these sites is Badenheath, a large standalone opportunity site, which is why so much of the existing land seems to come under this category.

When assessing future business and employment land needs, only categories B, C and D will contribute towards the available supply (A is fully occupied land with no room for expansion, and D, as has been discussed, represents a portion of sites which are to be regenerated as part of mixed-use developments). Even then, the amount contributed by each site will not be the entire site area given above. The amount of potentially developable land for Categories B, C and D will be a separate indicator and will form the available supply.

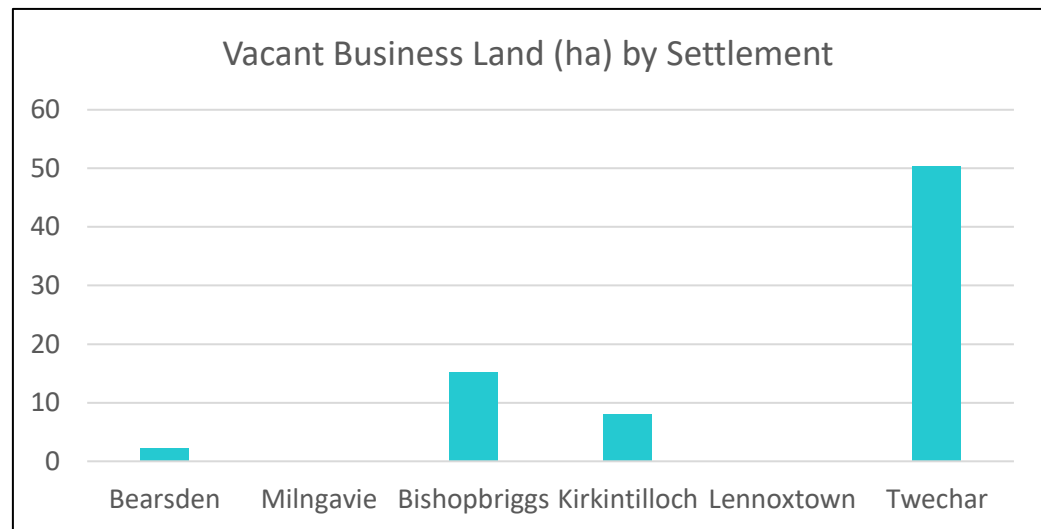
The table to the right shows business and employment land by category for each settlement.

With the exception of the large Category E Badenheath site in Twechar, the majority of the business and employment land is located in Bishopbriggs or Kirkintilloch, and is in category A, B or D.



Indicator 2: Vacant Business Land Supply

The vacant areas of sites within categories B, C and D were measured in order to calculate the available supply of vacant business land. The chart to the right shows vacant business land in hectares by the settlement in which it is located.



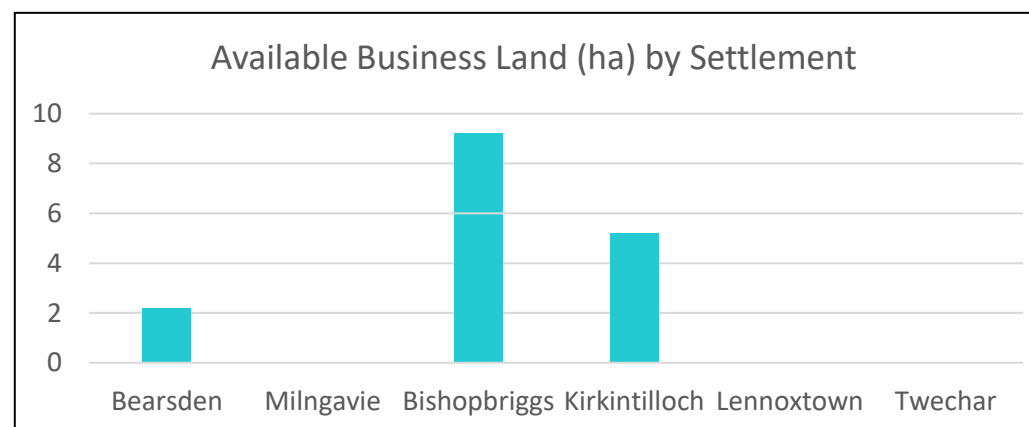
Indicator 3: Available Business Land Supply

The table below shows the vacant areas on each of the category B ii), C and D sites, and how much of the vacant land is categorised as ‘available’ – i.e. part of the Business and Employment land supply.

#	Site Name	Total Site Area (ha)	Vacant Area (ha)	Available Area (ha)	Category	Location
3	Garscadden Depot	2.2	2.2	2.2	C	Bearsden
7	Bishopbriggs Ind. Estate	1.69	0.24	0.24	B ii)	Bishopbriggs
11	Low Moss Industrial Estate	3.62	0.1	0.1	B ii)	Bishopbriggs
13	Westerhill Ind. Est.	0.67	0.67	0.402	D	Bishopbriggs
13	Westerhill Ind. Est.	15.1	2.84	1.704	D	Bishopbriggs
13	Westerhill Ind. Est.	19.9	11.3	6.78	D	Bishopbriggs
15	Kirkintilloch Ind. Estate East	1.21	0.39	0.39	B ii)	Kirkintilloch
15	Milton Road	0.93	0.46	0.46	B ii)	Kirkintilloch
18	Kirkintilloch Gateway	8.36	6	3.6	D	Kirkintilloch
18	Kirkintilloch Gateway	4.51	1.23	0.738	D	Kirkintilloch
22	Badenheath	50.3	50.3	-	E i)	Twechar
Totals		108.49	75.73	16.614		

The sites highlighted in lavender are category D, which means that they have been recommended as suitable sites for employment-led mixed-use opportunities. A masterplan would be required to develop these sites for mixed use, but in the meantime it will be assumed (for the purposes of estimating supply) that 60% of the vacant area will be available for business use. The vacant land figures shown for these sites in the table have been adjusted to reflect this assumption.

When the above notes are taken into account, the figures reveal a vacant business land supply of 16.61 hectares, which is mostly located in Bishopbriggs and Kirkintilloch.

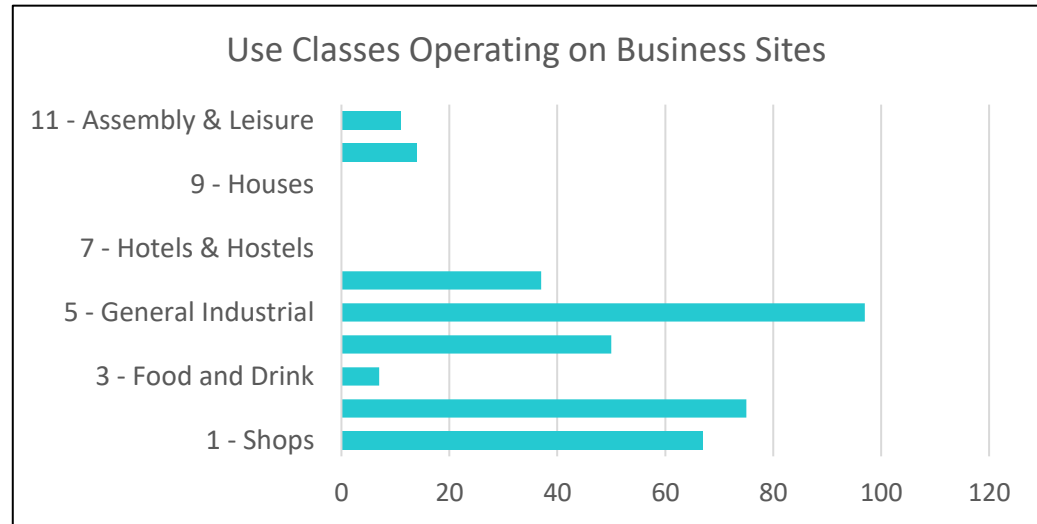


Indicator 4: Use Classes on Business Sites

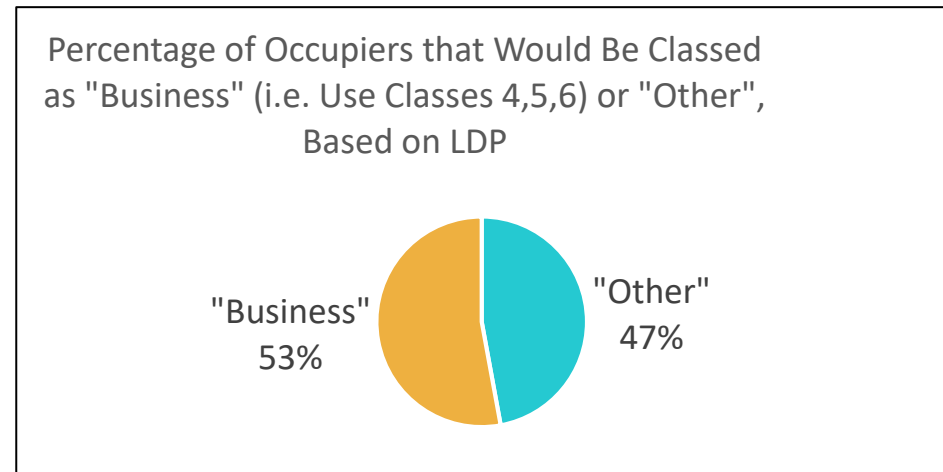
Use classes were estimated for each of the businesses listed as current occupants of the business and employment sites.

It appears that the use class with the most representation on business sites is 5, General Industrial, which is one of the three classes (along with classes 4 and 6) recommended as appropriate for business land in the LDP. There are however, also a large number of occupiers which better fit into class 2 (Services) or class 1 (Shops), and a few class 3, 10 or 11 uses present on business sites.

As the chart on this page shows, when the use classes are grouped, only 53% of the occupiers would be regarded as 'Business' uses based on the current LDP policy.



It is important to note that the information for this indicator is based on assumed use classes for each of the businesses which, from desk research, were found to occupy the business and employment sites. Some of these businesses did not readily fit into any of the definitions in the Town and Country Planning (Use Classes) (Scotland) Order 1997 – for example, vehicle repairs garages, trades suppliers, wholesalers – so were given what was judged to be the closest use class. Additionally, several of the offices located on business sites are class 2 (services) rather than class 4 (offices), due to the nature of their operation, e.g. financial consultants. This essentially means that there are a significant number of occupiers which would reasonably be considered 'business uses', which have not been categorised as such as they are not strictly class 4, 5 or 6.

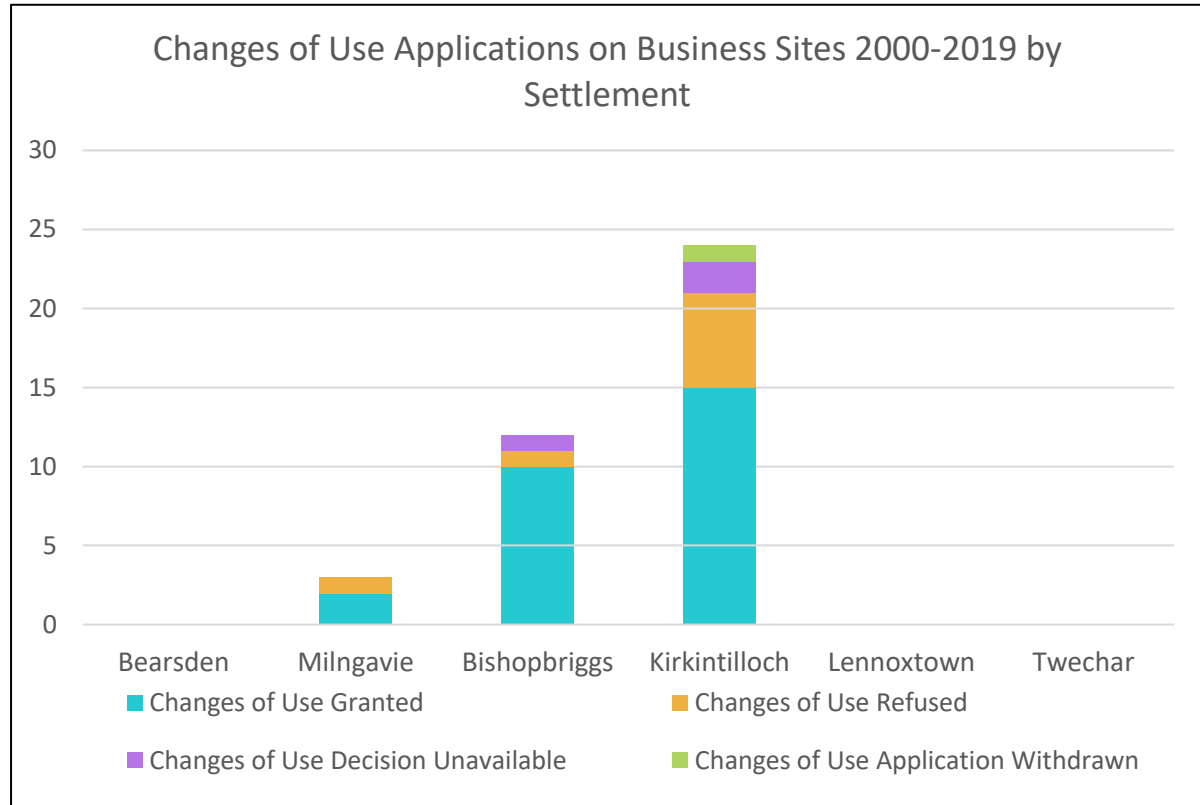


The uses which can, perhaps, most accurately be described as 'non-business' are classes 3 (food and drink), 10 (non-residential institutions) and 11 (assembly and leisure). Around 9% of all of the occupiers discovered on business sites fit into one of these classes.

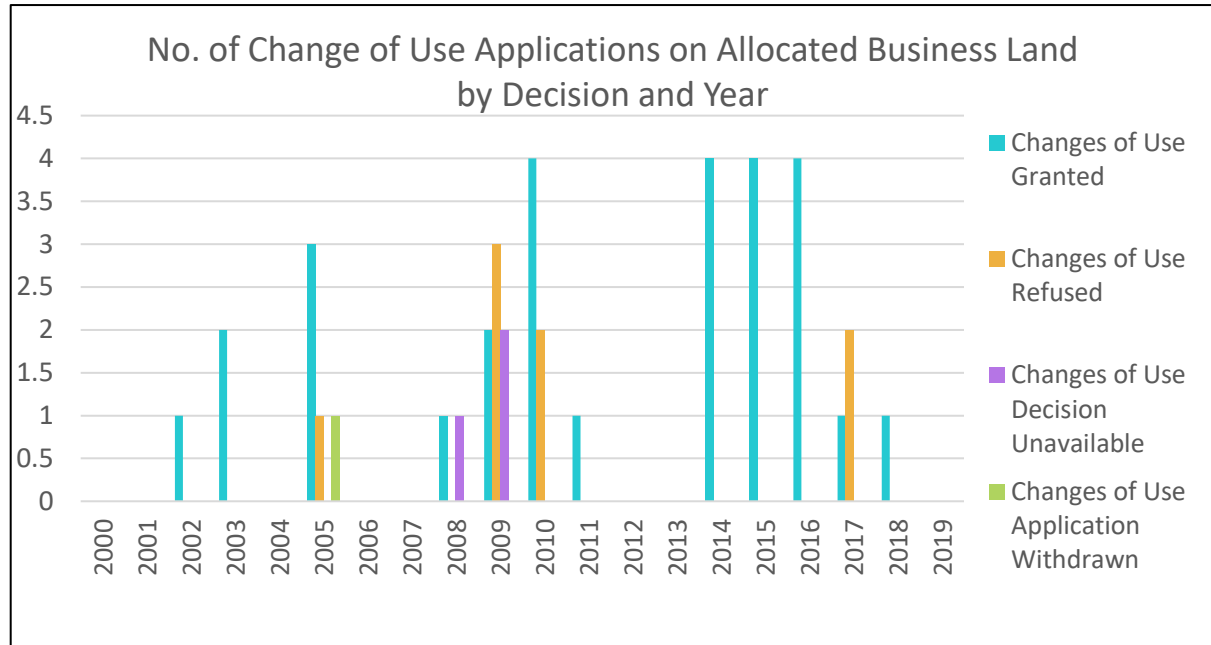
Indicator 5: New Build Planning Permissions and Changes of Use on Business Sites

Upon researching planning records dating back to 1st January 2000, 39 planning applications for change of use were found on the business sites included in this audit. Of these, 27 were granted and 8 refused. One of the most common changes of use described in the applications was from class 4 or 5 to class 11 (assembly and leisure). The types of business being proposed for this use class included gyms, dance studios and children’s play facilities.

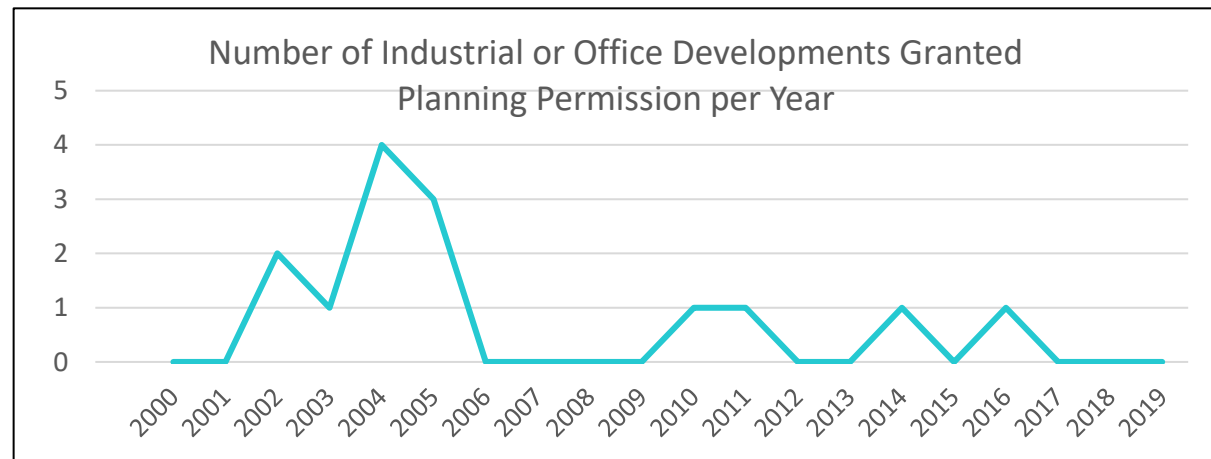
The chart to the right shows all applications for change of use across the study period by settlement, demonstrating which areas are under the most pressure to allow use of business land for other than the designated classes 4, 5 and 6. Despite there being more business land (by area) in Bishopbriggs, there have been more applications for change of use in Kirkintilloch, a higher proportion of which have been refused.



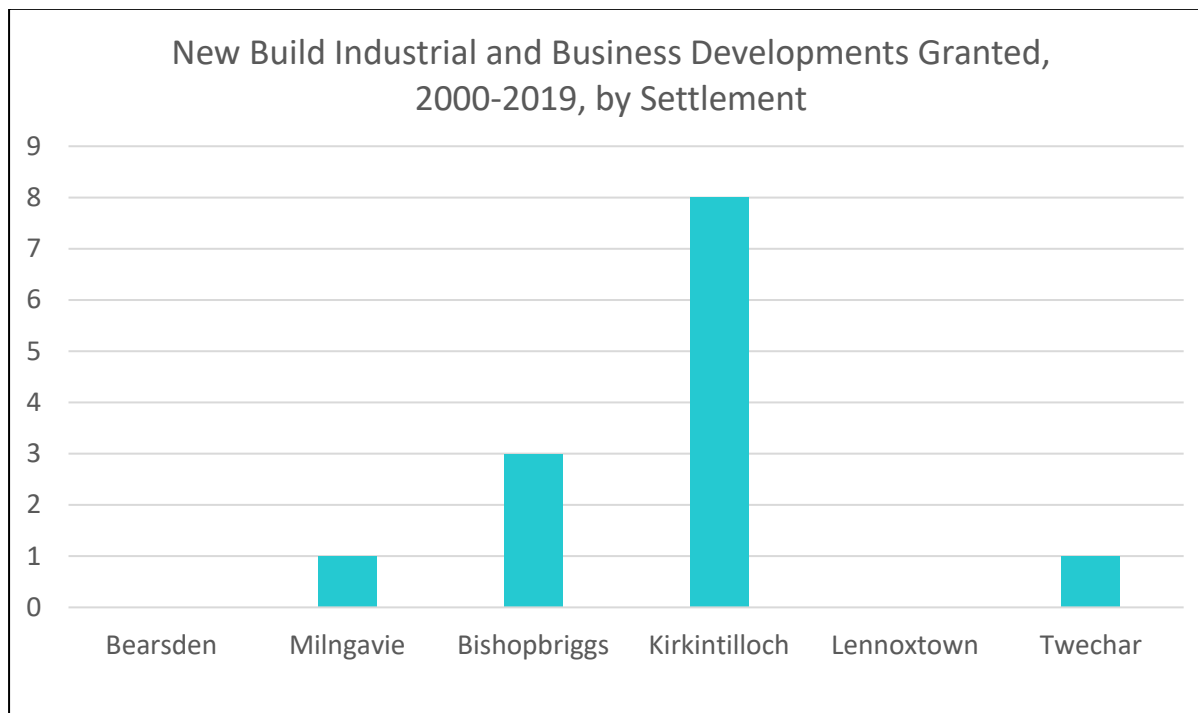
The chart to the right shows the volume of change of use applications each year from 2000 to 2019. As can be seen, there have not been particularly high numbers of applications within any one year period, and no more than four applications have been approved per year.



The planning application search also revealed that 14 applications have been granted for significant new office or industrial developments on business sites since 2000. The graph to the lower right of this page shows these applications by year, and it can be seen that there have been no new applications of this type since 2016.



The following chart shows new business developments granted for the recorded period by settlement. Kirkintilloch has the majority by far – more than twice as many as Bishopbriggs, despite the fact that there is more business land overall by area in Bishopbriggs.



Indicator 6: Business Sites Added to or Removed from Supply

Prior to the 2020 Audit, one of the sites included in the GL Hearn Business Land Review – St Mungo Street – had been deallocated from Business and Employment use, and so this site was not included in the 2020 Audit. One of the sites in the 2020 Audit – Whitegates Industrial Estate, found in Schedule 16 – has also now been deallocated from LDP2 as the majority of the site is being redeveloped for residential use.

As the GL Hearn Business Land Review recommended that short-term demand for business land should be adequately fulfilled by existing sites, no additional sites have been allocated at the time of this audit. The Business Land Requirement Report has verified this recommendation.

Summary of Recommendations for each site

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
1	Canniesburn Gate	There are no opportunities for intensification on the site. The employment use at the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
2	Garscube Estate	The vacant sites around the Beatson Institute for Cancer should be considered within the employment land supply, although the nature of the site would suggest that this is only for the institute itself.	B	This site has been put in category B – although it is mostly built out, there is a small amount of vacant land that would allow intensification of the existing use.	<ul style="list-style-type: none"> Highlight to land owners / occupiers that land is available for any required expansion of existing Garscube Estate occupiers Continue to protect in Local Development Plan 2 for business use.
3	Garscadden Depot	There is an opportunity for the site to operate as its former use and provide facilities for waste or bad neighbour uses should there be demand, given access to the markets these uses serve via the strategic road network. It is therefore recommended that the vacant site is included within the employment land supply.	C	This site falls under category C – it is currently vacant, it has good road transport links, and its former use as a depot makes it likely that the land is contaminated and therefore not suitable for a change of use. The site is owned by the Council and marketing of the site commenced in June 2019 for 'depot facilities or suitable green belt uses' in line with LDP.	<ul style="list-style-type: none"> Work with Council Estates Management Team on the sale of the site. Continue to protect in Local Development Plan 2 for general industrial, storage or distribution, or a conforming green belt use
4	Cloberfield Industrial Estate	There is an opportunity for intensification in the north- west of the site. The close proximity of Allander Water suggests that there may be a flood risk. There is also a	B	This site has been classed as category B as it is an active industrial estate with some opportunities for further development – a small patch of	<ul style="list-style-type: none"> Work with land owner for vacant areas to identify opportunities for development. Continue to protect in

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
		derelict site that could brought back into employment- making industrial use. The remainder of the site should be retained as a key industrial location.		derelict land and some space for expansion of the existing uses.	Local Development Plan 2 for business use.
5	Crossveggate Business Park	Crossveggate Business Park is fully developed and there is no room for expansion. The business park is made of local businesses and is fully let.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
6	Milngavie Enterprise Centre	Milngavie Enterprise Centre is fully let and there is no room for expansion on the site. It is recommended that encouragement should be given to helping to create further enterprise centres where opportunities exist in appropriate locations.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
7	Bishopbriggs Industrial Estate	This is an established, local employment site but improvements are required to continue the attractiveness of this location. It is recommended that the vacant site to the north is included within the employment land supply. The vacant site to the south is currently under construction.	B	This site has been classed as category B as it is an active industrial estate with some opportunities for further development – an area of vacant land to the north of the site.	<ul style="list-style-type: none"> Work with land owners / occupiers to understand desirability and feasibility of improving the condition of the site and to identify opportunities for development. Continue to protect in Local Development Plan 2 for business use.
7	Huntershill Village	This is a well-established and active local employment site with low vacancies. The site attracts demand	B	This site has been classed as category B as it is an active employment site, which is	<ul style="list-style-type: none"> Work with the land owner to understand their approach to

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
		from the local industrial market. It is recommended that the site is retained as a key employment location.		largely occupied, with a few potential vacancies.	marketing any empty units. <ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
8	Cadder/ Marley Works	The site is fully built out and any further expansion depends on the current occupiers. No specific policy response is required, although if the site wishes to expand there is likely to be capacity within neighbouring plots to do so.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
9	Former Balmuildy Brickworks	No specific policy response required.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
10	Hilton Depot	The site is likely to be vacated in the long term and the Council should exhaust opportunities for other employment generating uses before other uses are considered. No specific policy response required.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
11	Low Moss Industrial Estate	The site is performing well with a low vacancy rate. It is recommended that the site is retained as an employment site and the vacant site is included within the employment land supply.	B	This site has been classed as category B as it is an active employment site with some opportunities for further development on an area of vacant land within the site.	<ul style="list-style-type: none"> Work with land owner for vacant areas to identify opportunities for development. Continue to protect in Local Development Plan 2 for business use

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
12	Springfield Works	This is an established, accessible local employment site. There are no opportunities for intensification within the existing area. The employment uses currently on the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
13	Westerhill Business Park	<p>The north of the site is a well-established employment site which should be supported for continued employment uses. It is recommended that the northern sites are included within the employment land supply. The southern site is of a scale for which there is limited demand and has been vacant for some time. However, it is probably the best placed of the three major sites (along with Woodilee and Badenheath) to deliver substantial growth and as a brownfield site should be considered an option should major inward investment appear.</p> <p>The southern site should therefore be retained while the market considers the improved road links or if further investment such as access is improved. If this is achieved the site could be considered for employment-led mixed use development although in the longer term.</p>	D	This site has been classed as category D as it is an active site with some vacant land, which could be considered for employment-led mixed use development.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use through a Masterplan policy.
14	Broomhill Industrial Estate	Broomhill Industrial Estate is a well-functioning multi occupier mixed use employment site. There are no opportunities for intensification within	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
		the existing area. The employment uses at the site should be protected.			
15	Ramsay Industrial Estate	Ramsay Industrial Estate is a larger employment site with a wide range of occupiers. There appear to be no vacant units and the site is operating near to capacity. There are no opportunities for intensification within the existing area and we would recommend that the council retains this site for business use.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
15	Milton Road	This is an established single employment site. It is recommended that the existing site is retained within the employment land supply. However, the vacant area could be considered for release to other employment generating uses such as leisure or retail.	B	This site has been classed as category D as it is an active site with some vacant land, which could be considered for employment-led mixed use development. The surrounding site has a range of uses and a recent planning application demonstrates potential demand for the site.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan for business use. However, LDP2 could include the opportunity for retail or leisure uses on the vacant land subject to proposed uses not being able to locate in Kirkintilloch town centre and having specific locational needs.
15	Kirkintilloch Industrial Estate East	This is an established employment site with several vacant units. It is recommended that the site is retained for employment uses with the vacant brownfield sites included within the employment land supply.	B	This site has been classed as category B as it is an active employment site, with a few potentially vacant units.	<ul style="list-style-type: none"> Work with the land owner to understand their approach to marketing any empty units. Continue to protect in Local Development Plan 2 for business use.

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
15	Eastside Industrial Estate	Eastside Industrial Estate is a well-functioning multi occupier mixed use employment site located in a sustainable location. There are no opportunities for intensification within the existing area. The employment uses at the site should be protected and occupation of the empty units encouraged.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> • Continue to protect in Local Development Plan 2 for business use. • Work with the land owner to understand their approach to marketing any empty units.
15	High Street Industrial Estate	High Street Industrial Estate is a well-functioning multi occupier mixed use employment site located in a sustainable location. There are no opportunities for intensification within the existing area. The employment uses at the remainder of the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> • Continue to protect in Local Development Plan 2 for business use.
15	Canal Street Industrial Estate	Canal Street Industrial Estate is a well-functioning multi occupier mixed use employment site. There are no opportunities for intensification within the existing area. The employment uses at the site should be protected.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> • Continue to protect in Local Development Plan 2 for business use.
16	Whitegates Industrial Estate	This is an established employment site with several vacant units and plots, and also options for intensification. We would recommend that the potential for a mixed use masterplan to combine both sites is examined.	E	Planning applications have been submitted for a variety of non-business uses in recent years, live applications for housing were submitted in June 2019.	<ul style="list-style-type: none"> • Deallocate as a business and employment site in Local Development Plan 2.
16	Southbank Business Park	Southbank business centre is a medium sized employment site with a wide range of occupiers. These are	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> • Continue to protect in Local Development

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
		predominantly office based particularly in the larger units. There appear to be no vacant units and the site is operating near to capacity. There are no opportunities for intensification within the existing area and we would recommend that the council retains this site for business use.			Plan 2 for business use.
17	Southbank Works	This is a well-functioning single occupier site which meets the requirements of the current occupier, a cement works. The site is largely fully built out although there is also a large area of vacant land on the eastern part of the site which could be used for expansion purposed for the existing uses. No specific policy response required.	A	This site has been classed as category B as it is an active employment site with an area of vacant land within the site. This vacant area has planning consent for a new Kirkintilloch Community Sports Centre and the boundary of the site requires updating.	<ul style="list-style-type: none"> Determine extent of land that requires deallocation for Kirkintilloch Community Sports Centre and continue to protect remaining land in Local Development Plan 2 for business use.
18	Woodilee Industrial Estate	There are two distinct cleared sites in the site, which have good accessibility onto Woodcroft Road. Although the site benefits from good accessibility and a sustainable location, we are not convinced that there is a market demand to take up space here of this scale. The previously cleared sites demonstrate this and the remaining units which survive and the overall appearance of the industrial estate is not great. The Council should consider zoning the sites for different uses with the	D	This site has been classed as category D as it is an active site with some vacant land, which could be considered for employment-led mixed use development. The site is currently allocated in the Local Development Plan for mixed-use development, primarily for business and employment uses. A masterplan was produced for the site by the Council and published in 2014 to guide applications and an office for Deafblind Scotland and a pub/restaurant have	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for mixed-use development, prioritising business use and require a joint approach across the site, through a masterplan.

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
		potential to deliver mixed use development.		been consented and built as a result. However this development has been adhoc and not part of a joint approach to site from land owners. As a result vacant land remains with pressure for a change of use.	
19	Pit Road, Waterside	Pit Road is a very poor quality multi-occupier employment site located in an in-accessible location. There are opportunities for intensification within the existing area but we would recommend that the council examines the long term future of this site for business use or as a potential redevelopment site.	B	This site has been classed as category B as it is an active employment site with opportunities for site improvements. In addition, an adjacent site has been submitted for business use, and whilst this is considered unsuitable for additional development, further discussion is required on the site and its operations.	<ul style="list-style-type: none"> • Work with the land owner/occupier to understand their aspirations for the site and the requirement or opportunity for improvements. • Continue to protect in Local Development Plan 2 for business use.
20	Lennoxtown Enterprise Centre	This is a small, highly accessible and centrally located site which provides good quality office space and workshop units. Further efforts could be made to enhance the take up of the vacant units.	B	This site has been classed as category B as it is an active employment site with some vacant units.	<ul style="list-style-type: none"> • Work with the land owner to understand their approach to marketing any empty units. • Continue to protect in Local Development Plan 2 for business use.
20	Veitch Place	This is a centrally located site which accommodates town occupiers who sit either side of Veitch Road. The very small amount of vacant land to the north westnorth-west is not considered suitable for development	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> • Continue to protect in Local Development Plan for business use.

Schedule	Site	GL Hearn Recommendation	Business Land Audit Category	Business Land Audit Recommendation	Business Land Audit Delivery Plan
		given the dominance of the current two occupiers and the likely accessibility constraints.			
21	Twechar Business Park	Twechar Business Park appears to function well and houses a small number of local businesses. There would appear to be some room for expansion to the south of the site but until such time as there is unmet demand then we would recommend no further allocation here.	A	This site falls under category A – it is an active business site with no vacancies.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.
22	Badenheath	As there is already a well-established industrial estate on the other side of Mollins Road with available business space being marketed for some time it is not recommended that Badenheath is allocated for employment uses at this time.	E	This site is well-located for access to the motorway and is allocated as a warehousing and logistics development opportunity. Due to the size and uniqueness of the site, it will be in category E – although it remains allocated for business and employment use, it will not form part of the available business and employment land supply.	<ul style="list-style-type: none"> Continue to protect in Local Development Plan 2 for business use.

Business Land Site Schedules

1. Canniesburn Gate

Canniesburn is a small employment site located within the settlement boundary of Bearsden and surrounded by residential uses to the north, south, east and west. The site currently comprises an office building and associated parking, which are in relatively good condition.

Location

Canniesburn Gate (map: CG1)

Address: 10 Canniesburn Dr, Bearsden, G61 1BF

Grid Ref: 254581 Easting, 671040 Northing



Development Profile

Canniesburn Gate is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Financial, Insurance, Funeral care.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Canniesburn Gate	CG1	2.BE1	0.23 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Canniesburn Gate

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> Active travel – near core path 	YES: <ul style="list-style-type: none"> Limited public transport accessibility.

Category	Opportunities	Constraints
	<ul style="list-style-type: none"> Access to the A739 provides strong north-south connections to local markets in Bearsden and wider regional markets via the strategic road network. Internal road network appears sufficient for existing occupiers 	<ul style="list-style-type: none"> Nearest stations are Bearsden (1 mile) and Westerton (1 mile) Nearest bus stop is Switchback Road (0.2 miles). Heavy vehicles may have difficulty accessing the site due to the narrow road (such as on street parking issues) and a sloped downhill access into the site.
Built Environment	NO	YES: <ul style="list-style-type: none"> The site is fully developed with no vacant land available and is surrounded by residential dwellings so there is no scope for further development on the site.
Water Environment	NO	NO: <ul style="list-style-type: none"> Outwith SEPA flood risk area. No know local flood issues.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	YES: <ul style="list-style-type: none"> Although nearby residential uses are not a constraint on the current use of the site, should it ever become vacant there will be restrictions on the types of business that could locate there.
Other	NO	NO

Ownership and Occupiers

Ownership:

- Golden Charter, private

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Golden Charter Select Ltd (since 2008)	Funeral Director / Insurance	1	Email: contact@goldencharter.co.uk , 0800 111 4514/ 0141 942 5855

Name	Business Type	Use Class	Contact Details
Abercrombie Gemmell	Financial Services	2	Canniesburn Gate, 10 Canniesburn Drive, Bearsden, G61 1BE 0141 943 3600

Site Photographs – Canniesburn Gate



2. Garscube Estate

Garscube Estate is a dedicated research facility, located on the south- eastern outskirts of Bearsden. The site is located in close proximity to The University of Glasgow’s small animal hospital which sits to the south and the University of Glasgow’s Veterinary School, located 500m to the south. The site is bounded to the east by playing fields, and by residential uses to the north and west. Barrier controlled entry restricts access to the site.

Location

Garscube Estate (map: GE1)

Address: Switchback Road, Bearsden, G61 1QH

Grid Ref: 255610 Easting, 674365 Northing



Development Profile

Garscube Estate is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Research, Life Sciences.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Garscube Estate	GE1	2.BE2	2.82 ha	0 ha	B. i) Occupied, with further development potential – Active sites with some space for potential intensification of existing uses.

Site Assessment – Garscube Estate

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> Near to the A739 Good public transport accessibility with the closest bus stop located directly outside the site on Switchback Road and four bus services available from the stop. Westerton train station is located to the west of the site (a 15 minute walk), operating direct services to Airdrie, Milngavie, Dalmuir, Larkhall, Balloch, Motherwell, Edinburgh and Glasgow. 	NO
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Neighbouring research facilities, make it an attractive location for institution and research uses. The former stable blocks to the west of the site and an area of hardstand north- east of the site present opportunities for employment development, particularly to support the growing research sector. 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	<p>NO:</p> <ul style="list-style-type: none"> Existing buildings are not listed and the site is not located within a conservation area.
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- Beatson Institute for Cancer Research

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Beatson Institute for Cancer Research / University of Glasgow	Life Sciences / Research and Development	4	Email: beatson@gla.ac.uk , 0141 330 3953

Site Photographs – Garscube Estate



3. Garscadden Depot

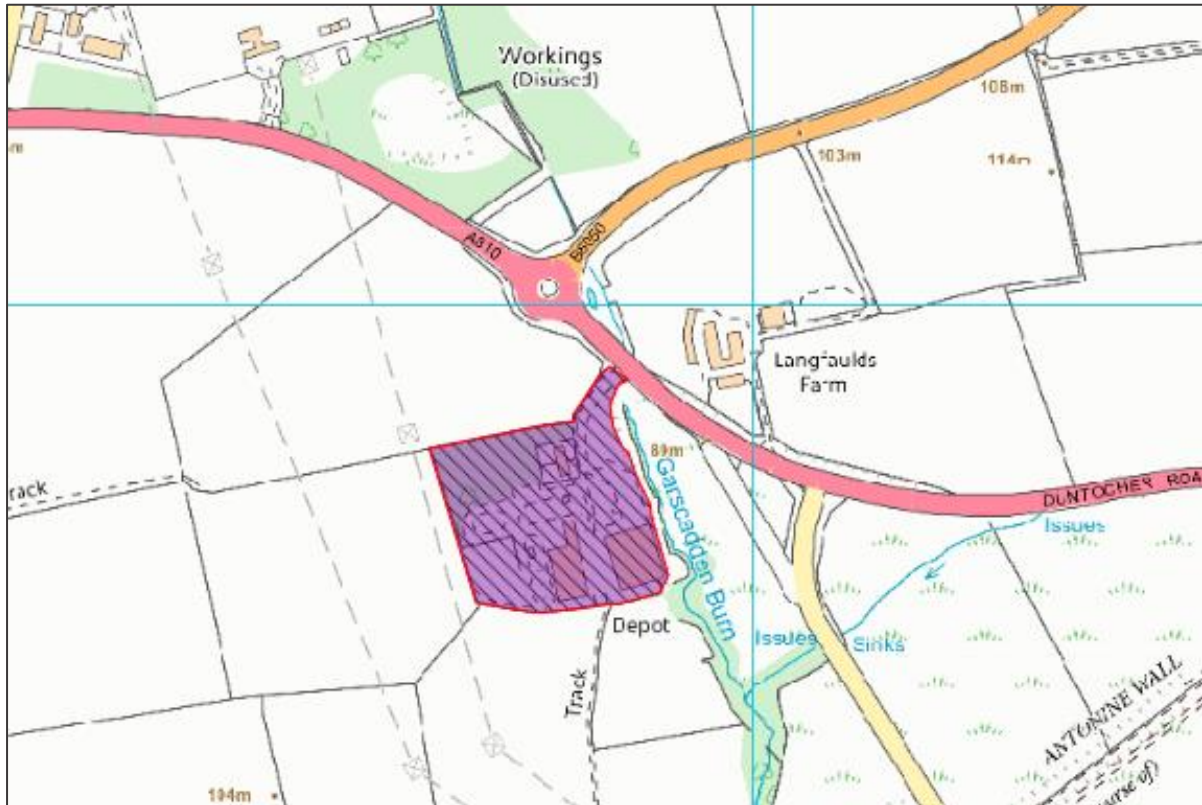
Garscadden depot is a former landfill site, comprised of a mix of derelict sheds. Access to the site is not permitted.

Location

Garscadden Depot (map: GD1)

Address: Duntocher Road, Bearsden G61 4QF

Grid Ref: 251854 Easting, 672831 Northing



Development Profile

Garscadden Depot is allocated for Business and Employment use in LDP2 (Policy 15). The site is vacant, but could be suitable for a number of uses such as: Depot; Distribution; Storage; General Industrial

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Garscadden Depot	GE1	2.BE3	2.2 ha	2.2 ha	C. Vacant: Entirely vacant sites which should remain within employment land supply.

Site Assessment – Garscadden Depot

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> Proximity to the A810 means access to markets via the strategic road network. Bus stop nearby (200m away); 15 min service 	<p>YES:</p> <ul style="list-style-type: none"> Upgrade would be required to the existing access road from the A810.
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Opportunity for the site to operate as its former use and provide facilities for waste or bad neighbour uses should there be demand 	<p>YES:</p> <ul style="list-style-type: none"> Contaminated land as a result of the former use. Any form of development will require the delivery of supporting utilities infrastructure.
Water Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> Potential flooding impacts from the water course that travels directly east of the site.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- Public (Council)

Road Ownership:

- Public (Council)

Current Occupiers:

- Unoccupied, derelict site.

Site Photographs – Garscadden Depot



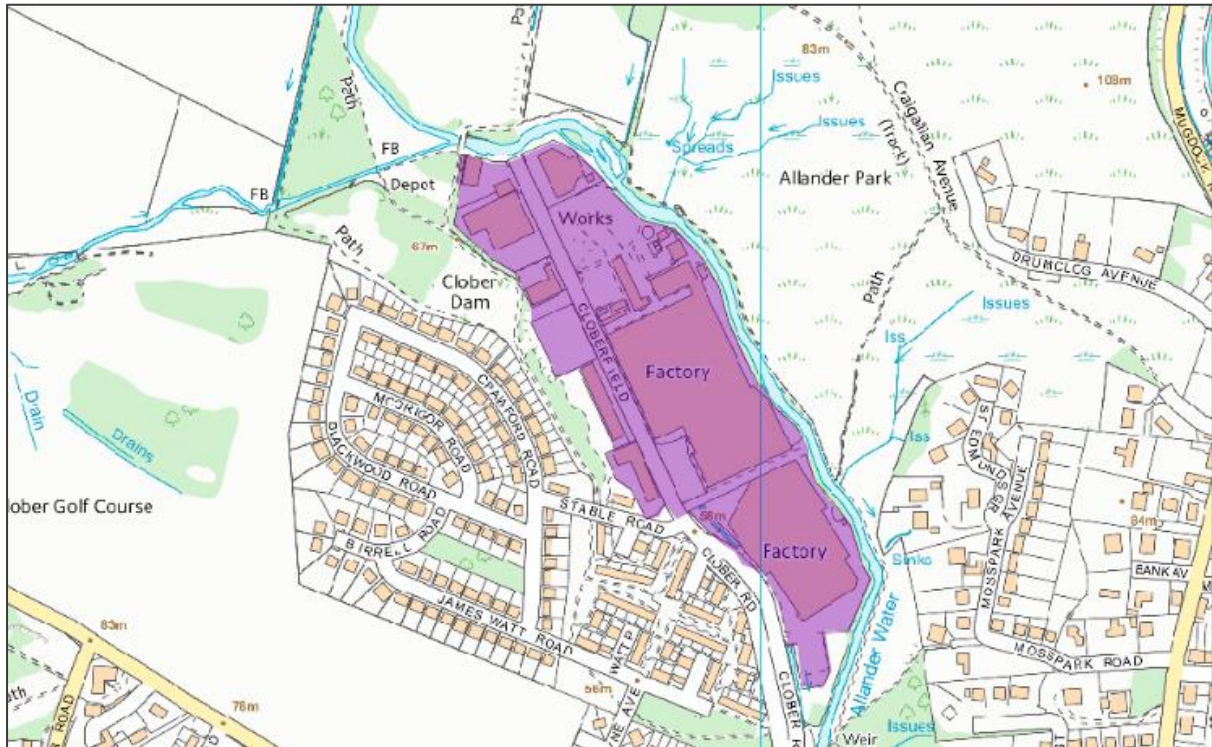
4. Cloberfield Industrial Estate

Cloberfield is a well-established industrial estate, located north-west of Milngavie town centre, with a range of small to medium sized buildings, in relatively good condition.

Location

Cloberfield Industrial Estate (map: CF1)

Address: Cloberfield, Milngavie, G62 7LN
 Grid Ref: 254819 Easting, 675501 Northing



Development Profile

Cloberfield Industrial Estate is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Construction Materials and Equipment Supply/Hire; Skip Hire; Coach Hire; Packaging Supplies; Removal Service; Paper Products Supply; Used Car Dealership; Vehicle Repairs; Curtain Fabrication and Supply.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Cloberfield Industrial Estate	CF1	6.BE1	8.69 ha	0 ha	B. i) Occupied, with further development potential – Active sites with some space for potential intensification of existing uses.

Site Assessment – Cloberfield Industrial Estate

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> Conveniently located on the outskirts of Milngavie, north-west of the town centre. 	YES: <ul style="list-style-type: none"> Not easily accessed via public transport
Built Environment	YES: <ul style="list-style-type: none"> Derelict site that could be brought back into employment- making industrial use. Opportunity for intensification in the north- west of the site. 	YES: <ul style="list-style-type: none"> There is poor internal circulation, in part due to the configuration of the units.
Water Environment	NO	YES: <ul style="list-style-type: none"> Potential flood risk due to proximity of Allander Water (flood risk area on LDP)
Natural Environment	YES: <ul style="list-style-type: none"> The site's surrounding natural landscape provides screening and also enhances its visual appeal. 	YES: <ul style="list-style-type: none"> To the east of the site is Allander Water and the West Highland Way so there is no scope for expansion as Woodland lies to the immediate south and north of the site (this is an LDP nature conservation site and also comes under Open Space and Green Belt policy). There is a site of special scientific interest directly north of the site.
Historic Environment	NO	YES: <ul style="list-style-type: none"> There is a listed building on the site
Land Use	NO	YES: <ul style="list-style-type: none"> The surrounding land uses prevent expansion of the site beyond its existing footprint.
Other	NO	NO

Ownership and Occupiers

Ownership:

- Mixed Private, East Dunbartonshire Council

Road Ownership:

- Adopted

Current Occupiers:

Name	Sector	Use Class	Contact Details
West Coast Controls Ltd	Electrical Supplies (for Construction)	4	Email: sales@westcoastcontrols.co.uk service@westcoastcontrols.co.uk 0141 956 6639

Name	Sector	Use Class	Contact Details
Allander Coaches	Coach Hire Depot	1	Email: enquiries@allandertravel.co.uk 0141 956 5678 0141 956 3636
On The Move? (formerly Murray Packaging)	Packaging Supplies Shop	1	16 Cloberfield, Milngavie, Glasgow, G62 7LN 0141 956 2229
Clockwork Removals Glasgow	Removals Company	6	Email: info.glasgow@clockworkremovals.co.uk 0141 305 3102
Saica Pack UK	Paper mill	5	Email: web.pack@saica.com 0141 956 2323
Allander Aggregates	Sand and Gravel Supplier	5	Email: info@allanderaggregates.co.uk 0141 956 4583
Cloberfield Automotive	Used Car Dealership	1	1A Cloberfield, Milngavie, Glasgow, G62 7LN 0141 956 7488
Avalon Veterinary Clinic	Veterinarian	2	Email: info@avalonvet.co.uk 0141 956 4234
J&A Motors	Car Body Shop	5	Unit 5, 1A Cloberfield, Glasgow, G62 7LN 0141 956 7979
Les Weirs Garage	Vehicle Repair	5	Unit 4 Cloberfield, Milngavie, Glasgow, G62 7LN 0141 956 7770
Apex Generators Ltd	Power Generator Hire	5	Cadder House, Cloberfield, Milngavie, Glasgow, G62 7LW 0141 956 3571
Alexandra Park Interiors	Curtain Maker and Retailer	1	Email: info@alexandrapark.com 0141 956 4820
Concrete Glasgow - CMIX	Concrete Supplies (for Construction)	5	Email: info@cmix.co.uk 01360 551042
Dieselec Thistle Generators	Industrial Equipment Supplier	5	Email:sales@dtgen.co.uk service@dtgen.co.uk 0141 956 7764
Glasgow Skips	Waste Collection Service	5	11 Cloberfield, Milngavie, Glasgow, G62 7LN 0141 404 6341

Name	Sector	Use Class	Contact Details
Belting and Mechanical Leather Co Ltd	Industrial Equipment Supplies and Repairs	5	Email: info@beltingandmechanical.co.uk 0141 956 6577

Site Photographs – Cloberfield Industrial Estate



5. Crossveggate Business Park

Crossveggate Business Park is a small, fully-let business park, sitting in the centre of Milngavie, which consists of a small number of local businesses in low rise buildings which are all in relatively good condition. Overall the business park has an attractive appearance with green space interspersed with business units.

Location

Crossveggate Business Park (map: CV1)

Address: Crossveggate, Milngavie, G62 6RA

Grid Ref: 255610 Easting, 674365 Northing



Development Profile

Crossveggate Business Park is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Construction Management; Vehicle Repair; Exercise Studio; Funeral Care; Architect (Professional Services); Health/Non-profit

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Crossveggate Business Park	CV1	6.BE2	0.43 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Crossveggate Business Park

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site has good accessibility - a railway line runs along the entire western side of the site and the A81 Glasgow Road lies to the east. Milngavie Railway Station is in close walking distance. The main access into the site is along Crossveggate Road which runs off the A81. There is good internal circulation, in part due to the configuration of the units. There are dedicated car parking spaces associated with the units. 	NO
Built Environment	NO	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- 10-14 – McComb, MacPherson and Co Ltd (1988)
- 16-28 – Essel Securities Plc (c/o Pinsent Masons LLP; 1988)

Road Ownership:

- Main road adopted, one car parking area council, other private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
West Coast Controls	Project Management (for Construction)	2	Email: sales@westcoastcontrols.co.uk service@westcoastcontrols.co.uk 0141 956 4327
K&C Tyres	Vehicle Repair	5	Email: kandctyres@hotmail.co.uk 0141 956 1944

Name	Business Type	Use Class	Contact Details
Love Pilates Studio	Exercise Studio	11	Email: karen@karenwoodpilates.co.uk 07736731461
Wylie and Lohead Funeralcare	Funeral Director	1	22 Crossveggate Estate, Milngavie, G62 6RA 0141 956 2373
GM Thomson Architects	Professional Services (Architect)	2	Email: gordon.thomson3@ntlworld.com 0141 955 0771
East Dunbartonshire Association for Mental Health	Health/ Non-profit	2	Email: info@edamh.org.uk 0141 955 3040
Sim & Son	Funeral Director	1	Email: enquiries@simandson.co.uk 0141 956 6667

Site Photographs – Crossveggate Business Park



6. Milngavie Enterprise Centre

Milngavie Enterprise Centre is a well-maintained, single unit modern office building.

Location

Milngavie Enterprise Centre (map: ME1)

Address: Ellangowan Ct, Milngavie, G62 8PH

Grid Ref: 255280 Easting, 674687 Northing



Development Profile

Milngavie Enterprise Centre is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Real Estate Management; Professional Services; Removal Services; Pet Grooming; Telecommunication; Financial Services; Vehicle Repair; Transportation Hire; Community/Non-profit.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Milngavie Enterprise Centre	ME1	6.BE3	0.23 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Milngavie Enterprise Centre

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> There are two accesses into the site; to the south from 	NO

Category	Opportunities	Constraints
	Ellangowan Road and to the north from Ellangowan Court. <ul style="list-style-type: none"> • There is good internal circulation and there are dedicated car parking spaces associated with the units. • Milngavie Railway Station is within walking distance 	
Built Environment	YES: <ul style="list-style-type: none"> • The Enterprise Centre is a modern, well-maintained building in excellent condition. • The building is fully let, and it is understood that there is a waiting list for future tenants – this demonstrates a demand for further developments of this type. 	NO
Water Environment	NO	NO
Natural Environment	YES: <ul style="list-style-type: none"> • There is a decent amount of green space around the site, which adds to the attractiveness of the location. 	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- Public (Council)

Road Ownership:

- Public

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Carers Link, East Dunbartonshire	Non-profit	2	Email: enquiry@carerslink.org.uk 0141 955 2131
Business Gateway East Dunbartonshire	Business Support Services	2	Enterprise Centre, Ellangowan Court, Milngavie, G62 8PH 0141 530 3951

Name	Business Type	Use Class	Contact Details
Kip McGrath Bearsden Milngavie Tuition Centre	Tutor	2	Email: bearsdenmilngavie@kipmcgrath.co.uk 0141 955 2141
Travel Lite - West Highland Way	Transportation Hire Service	1	Email: info@travel-lite-uk.com 0141 956 7890
Imera Consultants Ltd	Business Management Consultant	2	Email: enquiries@imera.co.uk 0141 955 4044
Contempo Property (Franchising) Ltd	Property Rental	2	Milngavie Enterprise Centre, Ellangowan Court, Milngavie, G52 8PH 0141 956 4046
Onsong Ltd	Support Activities to Performing Arts	2	Suite 11, Milngavie Enterprise Centre, Ellangowan Court, G62 8PH
Graham Décor Ltd	Painter Decorator	2	Milngavie Enterprise Centre Suite B, Ellangowan Court, Milngavie, G62 8PH
Knightswood Service Centre Ltd	Vehicle Repair and Maintenance	5	Milngavie Enterprise Centre, Ellangowan Court, Milngavie, G62 8PH 0141 951 4447
DMB Accounting Ltd	Financial Services	2	Suite 11, Milngavie Enterprise Centre, Ellangowan Court, Milngavie, G62 8PH 0845 373 1621
Community Brokerage Network (CIC)	Social work activities (govt funded)	2	Email: info@communitybrokeragenetwork.co.uk 07769 698 606
Astute Books Ltd	Bookkeeping Franchise	2	Email: info@astutebooks.co.uk 0141 404 1667
Assist Removals Ltd	Furniture Removal, Delivery, Joinery	6	Milngavie Enterprise Centre, Ellangowan Court, G62 8PH
Scotlan Ltd	Wired telecommunication	4	Milngavie Enterprise Centre Ellangowan Court, G62 8PH
TCB Lets Ltd	Property Development & Letting	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH
Pawcasso Pet Grooming Ltd	Pet Grooming	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH
Mclellan Consultancy Ltd	Management Consultancy	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH

Name	Business Type	Use Class	Contact Details
Man and Truck Assistance Ltd	Removal Services	6	Milngavie Enterprise Centre Ellangowan Court, G62 8PH
Dave McGuigan Joinery Ltd	Joinery	4	Milngavie Enterprise Centre Ellangowan Court, G62 8PH
JRD Property Management Ltd	Real Estate Management	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH
Mallin Consultancy Ltd	Engineering Consultancy	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH
Proam Properties Ltd	Real Estate Management	2	Milngavie Enterprise Centre Ellangowan Court, G62 8PH

Site Photographs – Milngavie Enterprise Centre



7. Huntershill Business Area

Huntershill Business Area includes two multi-occupier sites on opposing sides of Crowhill Road – Bishopbriggs Industrial Estate to the East and Huntershill Village to the West. The developed portion of Bishopbriggs Industrial Estate has a series of mid-sized industrial units of medium to poor quality. Huntershill Village is comprised of over 50 small and start-up businesses and retail units located in portacabins and shipping containers on the site.

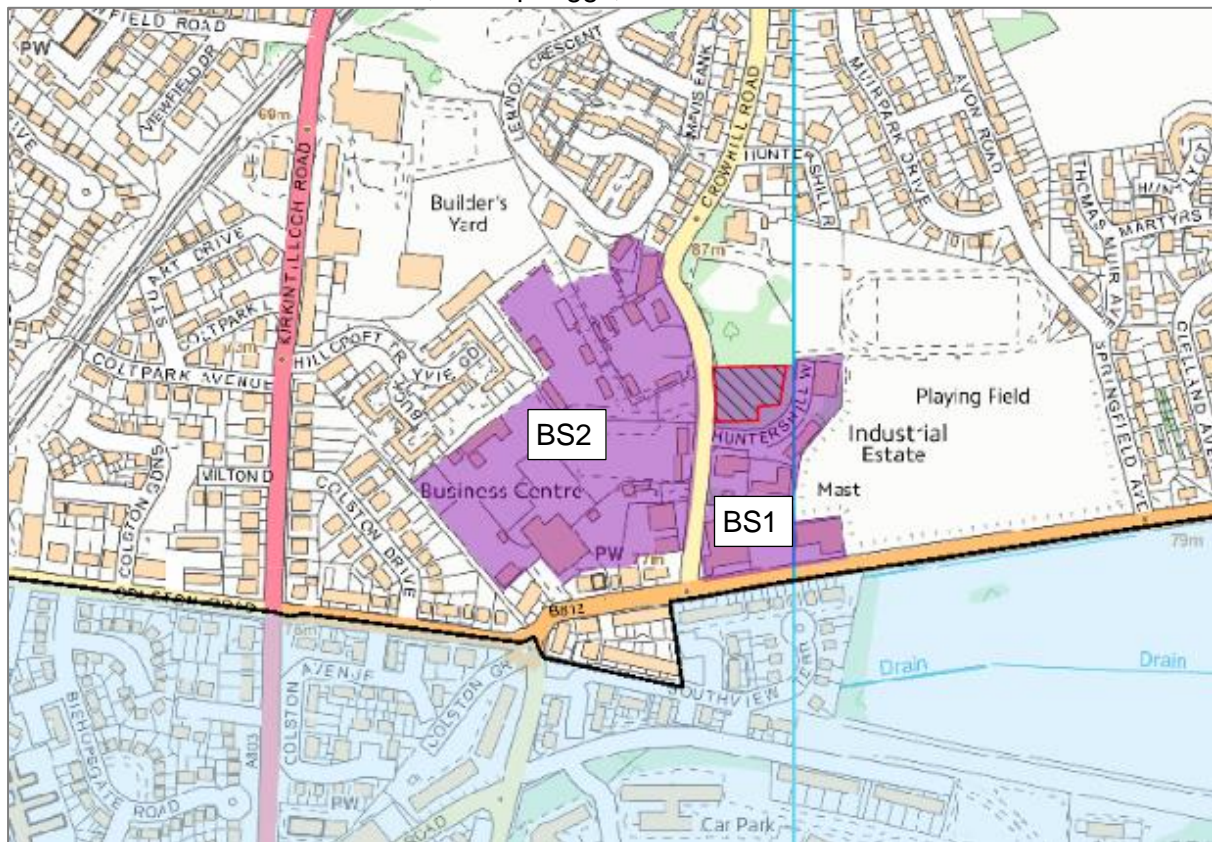
Location

Bishopbriggs Industrial Estate (map: BS1)

Address: Crowhill Road, Bishopbriggs, G64 1RS
Grid Ref: 260970 Easting, 669402 Northing

Huntershill Village (map: BS2)

Address: 100-102 Crowhill Road, Bishopbriggs, G64 1RP



Grid Ref: 260829 Easting, 669440 Northing

Development Profile

Bishopbriggs Industrial Estate and Huntershill Village are allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the sites include: Vehicle Repair; Metal Fabrication; Storage and some specialty Retail.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Bishopbriggs Industrial Estate	BS1 BI1	3.BE2	3.62 ha	0.43 ha	B. ii) Occupied, with further development potential – Active sites with some vacant plots/units - potential for further development or regeneration.
Huntershill Village	BS2 HV1	3.BE5	4.37 ha	0 ha	B. i) Occupied, with further development potential – Active sites with some space for potential intensification of existing uses.

Site Assessment – Bishopbriggs Industrial Estate

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> • There are various access points, including the B812 to the south, and Crowhill Road to the West and Huntershill Way to the north. • The nearest bus stops are located on Auchinairn Road to the South, which operate routes to Glasgow, widening the labour catchment. • The site has reasonable internal circulation. 	<p>YES:</p> <ul style="list-style-type: none"> • On visiting the site many cars were parked on the sides of roads and on pavements, which indicates that parking provision for the existing users is inadequate. • The car parking areas in the site are required for occupiers so there is little opportunities for further employment development in these areas. • Improvements to pavements and roads are required
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> • Grass areas and signage are generally well- maintained. • There is a cleared vacant site to the north of the industrial park with potential for a further industrial unit. • Huntershill Village, is located directly west of the site. 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO

Category	Opportunities	Constraints
Other	NO	NO

Site Assessment – Huntershill Village

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site has multiple access points from the B812 and the A803. The A803 provides strong north-south connections to local and regional markets. The nearest bus stops are located on Auchinairn Road to the South, which operate routes to Glasgow. The site has a well-established internal road network with adequate parking for existing users. Some parking areas could be intensified. 	<p>YES:</p> <ul style="list-style-type: none"> Improvements to pavements and roads are required.
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Planting and signage is generally well maintained. There is a cleared vacant site to the west of the business park which has the potential for the development of small scale business units. 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- 120 Crowhill Road – Arnold Clark (1992)
- 141 Crowhill Road – O B W SIPP Trustees Ltd (2017)
- Donald Thorp Shepherd and Joan Glaister Shepherd (1995) – area right of Crowhill Rd
- James Sim, Stewart Sim (1996)
- Muirplace Ltd – Unit 2 Block 2

- John McKay, Alistair McDonald – Unit 2 Block 2
- 142 Crowhill Road – Pioneer Development (Scotland) Ltd (2009)
- John Smith, Lindsay Watson and Susan Jean Hamilton Watcon (1989, 1991, 2000; 3 deeds)
- 25, 30-31 – MB Properties

Road Ownership:

- Road into Crowhill to the left is public and to the right is private.

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Prime Homewares Ltd	Homeware Retail	1	Adam House, 31 Auchinairn Road, Bishopbriggs, G64 1RX
Dynamic Productions	Exhibition/ Event Planner	2	Huntershill Business Centre, Crowhill Road 01417727017
Clydesdale Office Equipment	Office Supplies	1	Email: info@clydesdale-ltd.co.uk Unit 5 Crowhill Road, Glasgow, G64 1RS 0141 772 9129
Crowhill Academy of Music	Music School	10	Email: info@musicschoolglasgow.co.uk 0871 315 0038
Bells of Bishopbriggs	Wholesaler	1	142A Crowhill Road, Bishopbriggs, Glasgow, G64 1RS 0141 370 1623
Jim Knight Brickwork Ltd	Masonry Contractor	5	Office 2, 25 Auchinairn Road, Glasgow, G64 1RX 07738 733071
Wilson Adrain Safety Management Ltd	Consultant	2	Email: david@wilsonadrainsafety.co.uk 25 Auchinairn Road, Bishopbriggs, G64 1RX 0141 563 0330
Press & Go Ironing Services	Laundry Services	1	Adam House, 25 Auchinairn Road, Glasgow, G64 1RX 0141 772 3415, 07876712392
Bishopbriggs Mechanical Services	Vehicle Repair	5	Adam House, 25 Auchinairn Road, Bishopbriggs, Glasgow G64 1RX 0141 762 2944
Glass and Metal Fabricators Ltd	Metal Fabricator	5	Email: enquiries@glass-metal.co.uk 0141 772 4114
Briggs Vehicles	Vehicle Repairs	5	Block 1, Bishopbriggs Industrial Estate, Crowhill Road 0141 772 1101
RD Fenner & Co	Telecommunications Contractor	5	Email: office@rdfenner.co.uk Unit 1, Block 2, Huntershill Way, Bishopbriggs, G64 1XP 0141 762 0506
Hart Lifts	Elevator Maintenance	5	Unit 2, Huntershill Way, Bishopbriggs, G64 1XP 0141 762 2652, 0141 772 9797
Littlehill Motors	Vehicle Repairs	5	Block 2, Huntershill Way, G64 1XP

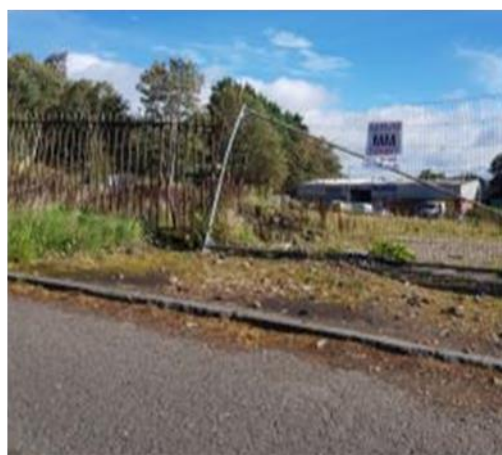
Name	Business Type	Use Class	Contact Details
			0141 762 2652
Storage Vault Bishopbriggs	Storage Facility	6	31 Auchinairn Road, Bishopbriggs, G64 1RX 0141 473 0810
M R G Systems	Mechanical Services	5	Unit 8 Huntershill Business Centre, 25 Auchinairn Road, Bishopbriggs, G64 1RX mrgsystems.co.uk, coreparts.com 0141 772 8388
Patisserie Francoise	Bakery	3	Unit 3, Block 1 Huntershill Way, G64 1XP
Ross Autos	Vehicle Repairs	5	Email: rossautos144@yahoo.com 0141 772 4522
Kenmure Carpets and Flooring	Carpet Fitting/ Flooring Shop	1	146 Crowhill Road, Bishopbriggs, G64 1RS 0141 762 0930
McLuskey Glazing Group	Glazing Supplier	4	Email: info@mcluskeyglazing.co.uk 0141 762 1777
Arnold Clark Franchise Development	Office	4	120 Crowhill Road, Bishopbriggs, G64 1RP 0141 648 1088
Hyde N Seek Pinocchio's Nursery	Childcare	10	Email: pinocchiosnursery@gmail.com 100 Crowhill Road, G64 1RP 0141 571 9545
Thomas Muir Coffee Shop	Food & Drink	3	Unit 2a, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 3323
Huntershill Gift Shop	Retail	1	Email: enquiries@huntershill.co.uk Unit 3b High Road, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 5100
Bishopbriggs Pet and Aquatic Centre	Retail	1	Email: info@bishopbriggspets.co.uk Unit 2b, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 0001
Bishopbriggs Gallery	Picture Framing Retail	1	Email: briggs.gallery@btconnect.com Unit 3a, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 5466
Top Tails Grooming Room	Pet Grooming	2	Unit 4, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 1577
Hairspray	Hairdresser	1	Unit 4a, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 5889
Little Pickle Baby Boutique	Clothing Retail	1	Email: littlepickle.babyboutique@gmail.com

Name	Business Type	Use Class	Contact Details
			Unit 6 High Road, 100 Crowhill Road, Bishopbriggs, G64 1RP
Alice's Wool Shop	Retail	1	Email: info@annieandalice.co.uk Unit 10b, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 9214
McFadyen Accountancy	Professional Services	2	Unit 10a, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 4210
Cross Cabs	Taxi Company	1	Email: hello@crosscabs.com Unit 11, 100-102 Huntershill Road, Bishopbriggs, G64 1RP 0141 772 0000
Johnson Chiropody Ltd	Professional Services	2	Unit 14a, 100 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 7949
Independent Federation of Nurses	Professional Services	2	Email: ifonscotland@outlook.com Unit 14b, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 9222
Best Tyres and Exhausts	Tyre and Exhaust Supply and Fitting	5	Email: barryelsby78@hotmail.co.uk Unit , 5 Auchinairn Road, Bishopbriggs, G64 1RX 0141 772 0007, 0141 413 0720
Debbie Eadie School of Dance	Leisure - Dance School	11	Unit 2, 5 Auchinairn Road, Bishopbriggs, G64 1RX 07789 968244
Venomous Ink Tattoo Studio	Tattoo Parlour	2	Unit 3a, 5 Auchinairn Road, Bishopbriggs, G64 1RX 07974 884660
Nevis Thermal Solutions	Heating/ Energy Surveyor	2	Unit 3b
Christine's Sandwich Shop	Food and Drink	3	Unit 7
Real Christmas Trees Glasgow	Gardening/ Retail	1	Email: info@realchristmastreesglasgow.co.uk Unit 9b, 100 Crowhill Road, Bishopbriggs, G64 1RP 07982 184993
ID Dancewear	Retail	1	Email: info@iddancewear.com Unit 16a, 16b Low Road, Huntershill, Bishopbriggs G64 1RP 0800 433 2623
AM Events	Professional Services	2	Unit 16c, 102 Crowhill Road, Bishopbriggs, G64 1RP 07710 557465

Name	Business Type	Use Class	Contact Details
SC Designs	Professional Services	2	Email: info@scdesignsuk.com Unit 18, 102 Crowhill Road, Bishopbriggs, G64 1RW 0141 772 2333
Cranna Construction	Utilities and Gas	4	Unit 18a, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 7800
Glamour Eyes	Beautician	2	Unit 19, 102 Low Road, Bishopbriggs, G64 1RP 0141 772 2838
Pivotal Scotland Ltd	Professional Services	2	Email: info@pivotalscotland.co.uk Unit 22, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 6777
JSL Electronics	Electrical repair and sale	1	Email: info@jshifi.co.uk Unit 24, Huntershill Village, Bishopbriggs, G64 1RP 0141 772 8748
IP Ironing Services	Laundry Services	1	Unit 26, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 762 1587
Glasgow Cleaners - Helping Hands Ltd	Cleaning Services	2	Email: info@helpinghands.limited Unit 32, 102 Crowhill Road, Bishopbriggs, G64 1RP 07833 932165
Roofseals	Roofing	2	Email: info@roofseals.co.uk Unit 40, Huntershill Viallge, Bishopbriggs, G64 1RP 0330 107 1988
Bishopbriggs School of Music	Professional Services	2	Email: info@schoolofmusicscotland.com Unit 41, 102 Crowhill Road, Bishopbriggs, G64 1RP 0141 772 4333
Xclusive Wedding Cars	Car Hire	1	Email: enquiries@xclusiveweddingcars.co.uk Unit 43, 102 Crowhill Road, Bishopbriggs, G64 1RP 07719 558803
Jo Swinson Constituency Office	Political Party Office Office	4	Unit 44c, 102 Crowhill Road, Bishopbriggs G64 1RP edlibdems.org.uk
East Dunbartonshire Liberal Democrats	Political Party Office	4	Unit 44d, 102 Crowhill Road, Bishopbriggs G64 1RP 0141 942 9632
Davina's Hair Salon	Hairdresser	1	Unit 44e, 102 Crowhill Road, Bishopbriggs G64 1RP 0141 772 9781
Love Your Curves Bridal	Retail	1	Email: info@loveyourcurvesbridal.com

Name	Business Type	Use Class	Contact Details
			Unit 45, Huntershill Village, Bishopbriggs, G64 1RP 0141 772 8501
Bishopbriggs Physiotherapy & Sports Injury Clinic	Professional Services	2	Email: elaine@bbpsic.co.uk Unit 46, Huntershill Village, Bishopbriggs, G64 1RP 0141 762 2240
Best Paw Forward	Pet Training	2	Email: info@bestpawforwardtraining.co.uk Unit 47, 102 Crowhill Road, Bishopbriggs G64 1RP 07434 699062
Campsie Cakes	Food and Drink Retail	3	Email: info@campsiecakes.com Unit 20, 102 Crowhill Road, Bishopbriggs G64 1RP 0141 441 3070
McKenna Facilities Management Ltd	Heating Engineers	4	Unit 50, 102 Crowhill Road, Bishopbriggs G64 1RP 0141 563 4000

Site Photographs – Bishopbriggs Industrial Estate



Site Photographs – Huntershill Village









8. Cadder Works

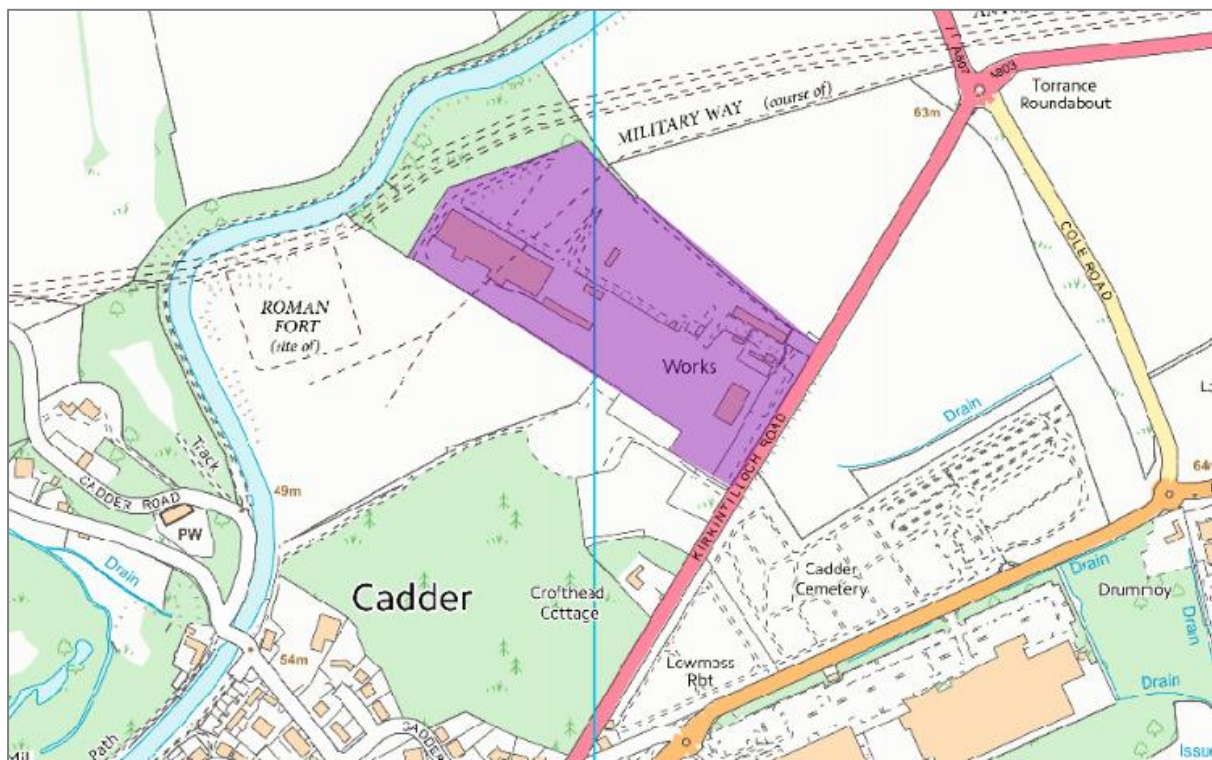
Cadder Works is a single occupier site; currently operated as a tile manufacturer. The site comprises one large warehouse building to the west, a large storage area to the north, lorry parking areas and a collection of smaller warehouses and office buildings with ancillary car parking to the front, facing Kirkintilloch Road. The surrounding area includes farmland to the north and east and Kier Golf Course to the west. Cadder cemetery is located to the south with Strathkelvin Retail Park further afield to the south, and the residential area of Cadder lies nearby, to the south- west.

Location

Cadder/Marley Works (map: CM1)

Address: Kirkintilloch Rd, Bishopbriggs, G64 2PY

Grid Ref: 261995 Easting, 672450 Northing



Development Profile

Cadder Works is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Manufacturing.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Cadder Works	CM1	3.BE3	6.66 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Cadder Works

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site is accessed directly from the A803 to the south. There is a bus stop directly outside the site located on Kirkintilloch Road, servicing routes to Kilsyth, Torrance, Lennoxton and Glasgow. The site has efficient internal circulation, and good connectivity to surrounding industrial uses. 	NO
Built Environment	YES: <ul style="list-style-type: none"> The site is well- maintained and the buildings are modern, and of a high design quality. 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- Marley Distribution Ltd (2005)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Marley Eternit and Marley Eternit Contract Services (30+ employees)	Manufacturing	5	Marley Ltd, Kirkintilloch Road, Cadder, Bishopbriggs, G64 2PY 01283 722222

Site Photographs – Cadder Works



9. Former Balmuidy Brickworks

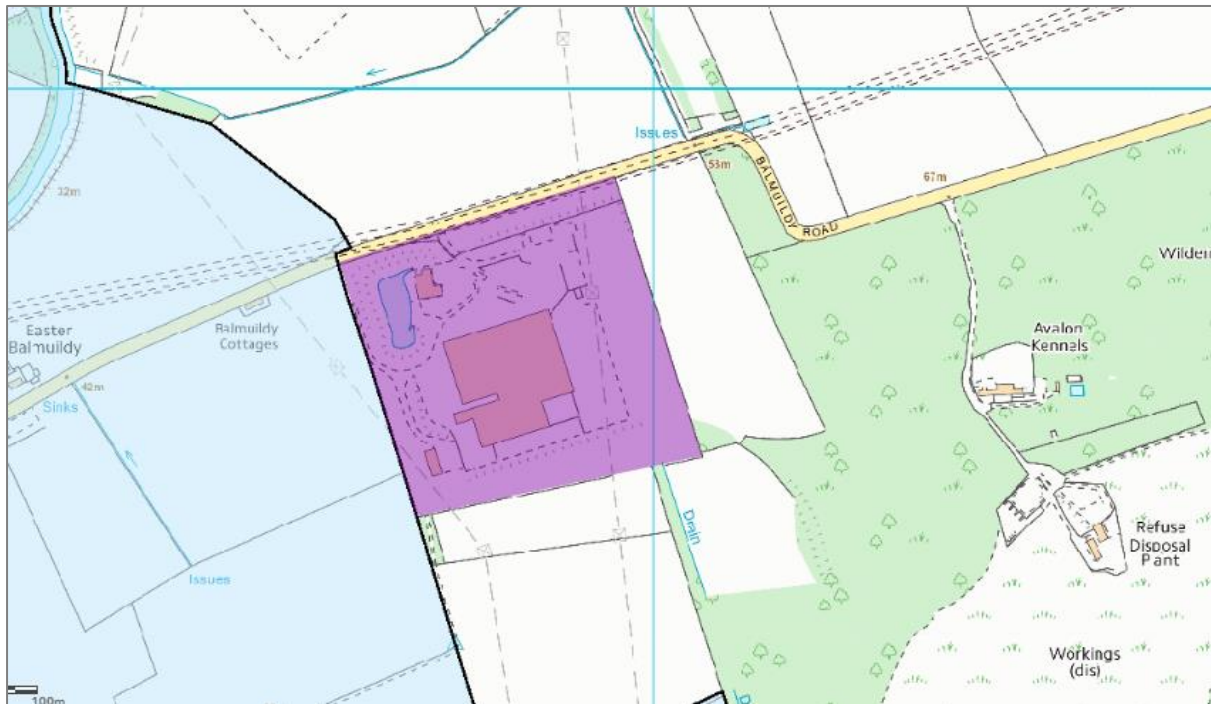
The Former Balmuidy Brickworks is now a large –scale, single-occupier waste and recycling site located on the north- western edge of Bishopbriggs, occupied by Hunter Demolition Ltd. The surrounding area is characterised predominately by farmland. The site comprises one large warehouse building, a storage areas, lorry parking areas and an office building with ancillary car parking to the front, facing Balmuidy Road.

Location

Former Balmuidy Brickworks (map: FB1)

Address: Balmuidy Road, G23 5HE

Grid Ref: 258823 Easting, 671761 Northing



Development Profile

Former Balmuidy Brickworks is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Waste and Recycling; Demolition.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Former Balmuidy Brickworks	FB1	3.BE1	11 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Former Balmuidy Brickworks

Category	Opportunities	Constraints
Transport	YES:	YES:

Category	Opportunities	Constraints
	<ul style="list-style-type: none"> • There is good connectivity to surrounding industrial uses. • Internal circulation is efficient. 	<ul style="list-style-type: none"> • Accessibility to the site is relatively poor. • The site is accessed directly from Balmuidy Road, north of the site which links to the A879 to the west. • The site is quite detached from the strategic road network. • There are no public transport connections within walking distance of the site.
Built Environment	YES: <ul style="list-style-type: none"> • The site is well- maintained and the buildings are in good condition. 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	YES: <ul style="list-style-type: none"> • The site is fully built out, and there are limited opportunities for expansion, which would require the acquisition of neighbouring farmland.
Other	NO	NO

Ownership and Occupiers

Ownership:

- Hunter Environmental Ltd (2012)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Contact Details
Hunter Demolition Ltd	Demolition contractor	0141 762 0800

Site Photographs – Former Balmuidy Brickworks



10. Hilton Depot

Hilton Depot is a small- scale waste and recycling site located on the north- western edge of Bishopbriggs. The site comprises a collection of poor quality warehouse buildings, lorry parking areas and ancillary car parking to the south facing Balmuildy Road. It is occupied by East Dunbartonshire Council. The surrounding area is predominately farmland. Other nearby uses include Buchley Eco-centre to the north- west, and Cawder Golf club to the north- east.

Location

Hilton Depot (map: HD1)

Address: 300 Balmuildy Road, Bishopbriggs, G64 3QG

Grid Ref: 251840 Easting, 672828 Northing



Development Profile

Hilton Depot is allocated for Business and Employment use in LDP2 (Policy #). The business sectors operating on the site include: Waste and Recycling.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Hilton Depot	HD1	3.BE4	1.2 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Hilton Depot

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> • Accessible via canal towpath • 	YES: <ul style="list-style-type: none"> • The site has constrained internal circulation due to the close proximity of the buildings and large vehicle movements. • No service by public transport
Built Environment	NO	YES: <ul style="list-style-type: none"> • The structures on the site are in poor condition. • The site is fully built out, and there are no opportunities for further expansion or intensification at present.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	YES: <ul style="list-style-type: none"> • This is a well-functioning single occupier site which meets the requirements of the current occupier • It is likely that the Council may move waste and recycling services to another location in the future, which would make this site available for other uses. 	YES: <ul style="list-style-type: none"> • Although the depot may become vacant in future, there are no specific timescales for this.
Other	NO	NO

Ownership and Occupiers

Ownership: Public (East Dunbartonshire Council)

Current Occupiers:

Name	Business Type	Use Class	Contact Details
East Dunbartonshire Council, Waste Management	Waste	5	

Site Photographs – Hilton Depot



11. Low Moss Industrial Estate

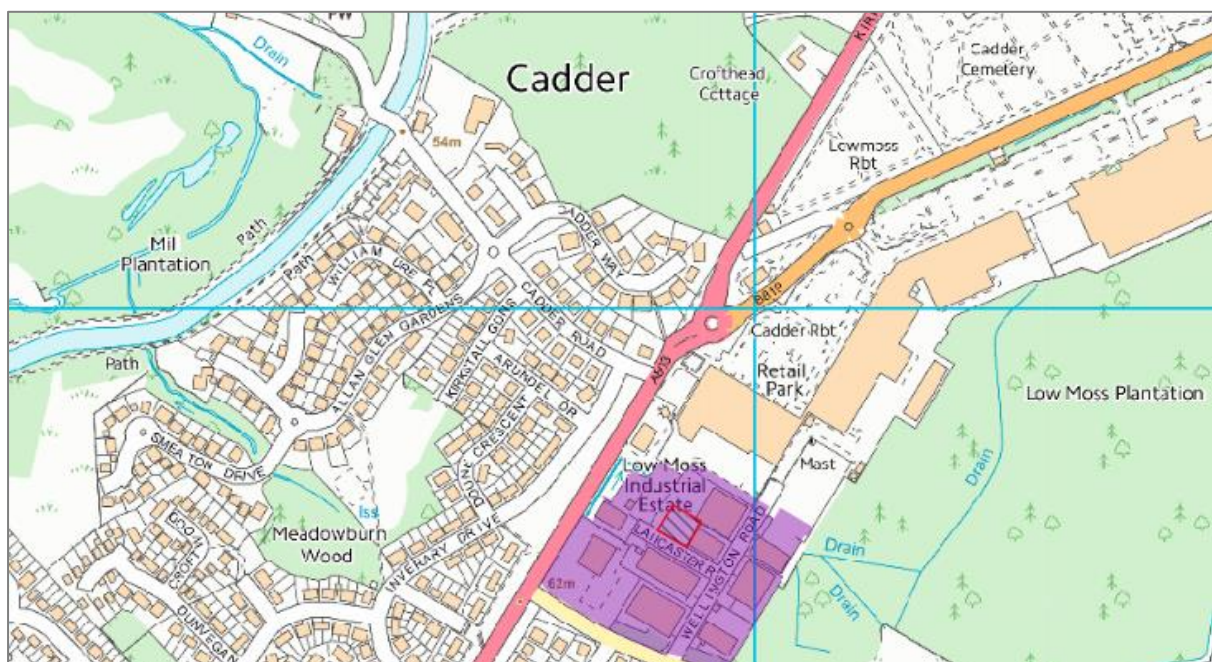
Low Moss is an established mixed use industrial estate, located in the north of Bishopbriggs. The site is located in close proximity to Strathkelvin Retail Park which sits to the north, and is bounded to the south by the A803 to the west. Residential areas are located to the west and south with a wooded area located to the east. The site includes a variety of local and strategic businesses of varying sizes occupying medium and large industrial units. Also includes a formerly vacant site which has been used as a staff car park for Strathkelvin Retail Park (Wellington Road) since around 2015.

Location

Low Moss Industrial Estate (map: LM1)

Address: Lancaster Road, Bishopbriggs, G64 2HU

Grid Ref: 261872 Easting, 671835 Northing



Development Profile

Low Moss Industrial Estate is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Manufacturing; Wholesale; Mechanical; Leisure.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Low Moss Industrial Estate	LM1	3.BE6	3.63 ha	0.1 ha	B. ii) Occupied, with further development potential – Active sites with some vacant plots/units - potential for further development or regeneration.

Site Assessment – Low Moss Industrial Estate

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> • Accessibility to the site is relatively good. • The site is accessible via Westerhill Road to the south which connects directly to the A803. • The nearest bus stops are located on Kirkintilloch Road to the west, which operate routes to Lennoxton, Harestanes, Kilsyth, Torrance and Glasgow. • The site has reasonable internal circulation with adequate parking for existing users. • There is some overflow parking on Wellington Road. 	NO
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> • Areas of grass and signage are generally well maintained. • There is a cleared vacant site in the centre of the business park with potential for a further medium sized industrial unit. • Given low vacancy rates and good access, this site would be attractive to a local population serving occupier 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership: Private

- William Keir Hamilton and Alexander Riley and Pensioner Trustees Ltd – south-east side of Kirkintilloch Road (1991)
- 1-4 Lancaster Road – Glasgow Steel nail co Ltd (1987)
- 1 Wellington Road – ICL Plastics Ltd (2011)
- 16 Wellington Road, Unit 1 – Cabletel Glasgow, small area sub station (1994)
- (Rest of) 16 Wellington Road – James McArthur Garrity and Theresa Garrity Heatcare services (1997)

- 5 and 5A – Cadder Development
- 7D – McKenna Heating Services
- 18 – Total Carpet (TCT) Solutions Ltd
- 18B – James Hay Pension Trustees Ltd
- 30 – Caledonian Property Investments

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
ICL Tech	Manufacture/ Distribution	6	Email: sales@icltech.co.uk 0141 761 4700
Play Town	Soft Play Centre	11	Email: info@playtownsoftplay.co.uk 30 Wellington Road, Bishopbriggs, G64 2SA 0141 772 6155
The Hair Studio	Hairdresser	1	30 Wellington Road, Bishopbriggs, G64 2SA 0141 772 7652
Babes in the Wood	Retail	1	Email: info@babesinthewood.org 18b Wellington Road, Bishopbriggs, G64 2SA 0141 258 7500
Music Bugs Glasgow North	Playgroup (Childcare)	10	Email: info@musicbugs.co.uk 30 Wellington Road, Bishopbriggs, G64 2SA 0844 412 8173
JLM Stock Solutions	Wholesaler	1	Email: enquiries@jlmstocksolutions.co.uk Unit 1, 28 Wellington Rd, Bishopbriggs, G64 2SA 0141 772 4111
D&C Supplies	Wholesaler	1	Email: sales@dr-agencies.co.uk 5 Wellington Road, Bishopbriggs, G64 2SA 0141 772 5949
T.C.T. Solutions	Warehouse	6	18a Wellington Road, Bishopbriggs, G64 2SA
Granite Pave Ltd	Paving Contractor	5	Email: info@granitepaveltd.com Unit 5 Lowmoss Industrial Estate, Bishopbriggs, G64 2HU 0141 772 0227
The Carpet Factory Outlet	Carpet Retail	1	1, 16 Wellington Road, Bishopbriggs, G64 2SA 0141 772 1470
Bishopbriggs MOT and Tyre Centre	Mechanic	5	Email: bishopbriggsmot@gmail.com 2, 16 Wellington Road, Bishopbriggs, G64 2SA 0141 772 3939
Kentallen Mechanical Services	Central Heating Service	5	Email: contact@kentallengroup.com 0141 762 2540

Name	Business Type	Use Class	Contact Details
(Also own vacant site - Lancaster Rd)			
Marshall Brown Windows Ltd	Glazing Supply and Installation	5	Email: info@marshall-brown.co.uk 7 Wellington Road, Bishopbriggs, G64 2SA 0141 563 5000
ALL AXIS Precision Plastics Engineering Ltd	Plastic Fabrication	5	Email: sales@allaxisengineering.co.uk 0141 761 4715
Richard Henderson Ltd	Construction - Corporate Office	4	Email: admin@richardhendersonltd.co.uk Unit 5, Lancaster Road, Bishopbriggs, G64 2HU 0141762 4645
R&D Miller (RDM Ltd)	Embroiderers and printers	4	Email: enquiries@randdmiller.co.uk 4 Lancaster Road, Bishopbriggs, G64 2HU 0141 772 5544

Site Photographs – Low Moss Industrial Estate







12. Springfield Works

Springfield Works is a small scale local business park, located in the centre of Bishopbriggs, comprised of a series of one to two storey commercial structures which are dated stock. The site is bounded by Emerson Road to the south, residential uses to the north- east and local retail uses (primarily restaurants) to the west.

Location

Springfield Works (map: SP1)

Address: 6 Emerson Road, Bishopbriggs, G64 1QE

Grid Ref: 261142 Easting, 670037 Northing



Development Profile

Springfield Works is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Electricals; Professional Services; Offices; Retail.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Springfield Works	SP1	3.BE7	0.31 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Springfield Works

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The site has good access directly from Emerson Road Public transport availability is good, with nearby bus stops on Kirkintilloch Road and Bishopbriggs Railway Station within walking distance. 	NO
Built Environment	YES: <ul style="list-style-type: none"> Signage and buildings are generally well maintained and vacancy rates are low. 	YES: <ul style="list-style-type: none"> There is only one entrance/exit to the site and parking and turning is relatively tight. Existing car parking has no additional capacity and access is limited so there are no opportunities for further employment development.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- Public (East Dunbartonshire Council)

Road Ownership:

- Public

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Bishopbriggs Dental Care	Dentist		Email: bishopbriggsdentalcare@gmail.com Unit 1, Springfield Works, 17 Arnold Avenue, Bishopbriggs, G64 1PE 0141 762 3954
MM Fitness Ltd	Fitness / Health	11	Unit 3, Springfield Works, Emerson Road, Bishopbriggs, G64 1QE 0141 563 6912

Name	Business Type	Use Class	Contact Details
			0141 772 6764
Domestic Appliance Service Centre	Repair		Unit 4, Springfield Works, 6 Emerson Road, Bishopbriggs, G64 1QE 07798600297 0141 563 0268
I P C Electrical Services	Electrician		Unit 5, Springfield Works 07799767015
Kyle Electronic Design	Repair	5	Email: sales@eco-wand.com 1/3 9 Alexander Grove, Bearsden, G61 3EF 0141 762 1897 0141 588 0637
Forward Training Partnership (20 employees)	Career / education	10	Email: bernadette.kerr@forwardtraining.co.uk 0141 772 3366 01506 444507
Jeffrey Fyfe Jewellers	Retail	1	Email: jeffreyfyfe@gmail.com Unit 8, Springfield Works 0141 762 4711
The Health and Beauty Salon	Hairdressing	1	Email: wee.ashley w @hotmail.co.uk Units 7 &10, Springfield Works, 6 Emerson Road, Bishopbriggs, G64 1QE 0141 258 4990
Bishopbriggs Out of School Care	Office		Unit 11, Springfield Works 0141 370 0927
S. Barclay Photography			Email: s.barclay-photography@hotmail.co.uk Unit 12, Springfield Works
John Fagan Accountants			Unit 1 Springfield House 0141 762 0909
MJA Security			Unit 2 Springfield House 0141 561 7045
KFS Solutions Ltd			Unit 3 Springfield House
Citizens Advice Bishopbriggs	Citizens Advice Bureau	2	Units 4 & 5 Springfield House, 0141 775 3228
Lynes Craig and Co	Finance	2	Springfield House, Emerson Road, Bishopbriggs, G64 1QE

Name	Business Type	Use Class	Contact Details
			0141 772 1414

Site Photographs – Springfield Works



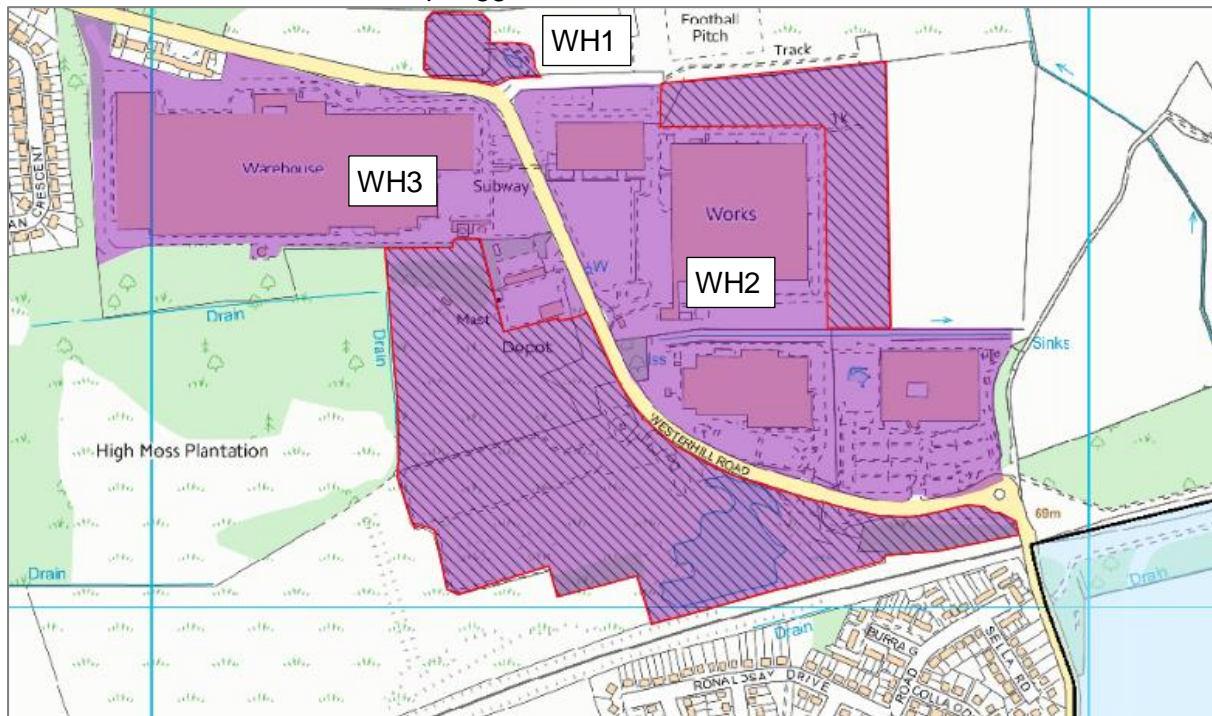
13. Westerhill Regeneration Area

Westerhill is an area to the north-east of Bishopbriggs which is to be regenerated part of a Glasgow City Region City Deal project. Included in this area is a site allocated for business and employment use, known as Westerhill Business Park, which comprises a number of large scale office developments.

Location

Westerhill Business Park (map: WH1, WH2, WH3)

Address: Westerhill Road, Bishopbriggs, G64 2QR



Grid Ref: 262587 Easting, 671354 Northing

Development Profile

Westerhill is allocated as a mixed-use masterplan regeneration area in LDP2 (Policy 3.R). The business sectors operating on the site include: Printing; Publishing; Manufacturing.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Westerhill Business Park	WH1	3.BE8	0.67 ha	0.67 ha	D. Regeneration: Active sites with some vacant plots/units, which could be considered for employment-led mixed use development.
	WH2	3.BE8	15.1 ha	2.84 ha	
	WH3	3.BE8	19.9 ha	11.3 ha	

Site Assessment – Westerhill Business Park

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site is accessed directly off the Westerhill Road which leads directly to the A803 to the west and the B812 to the east. The site has good internal circulation with adequate parking for existing users. The nearest bus stops are located on Westerhill Road, which operate routes to Glasgow. 	NO
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Areas of grass and signage is generally well maintained and parking well marked out. There are cleared vacant sites to the east and south of Westerhill Road and greenfield sites with potential for further development to the south and west with potential for further large scale offices. 	NO
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	<p>YES:</p> <ul style="list-style-type: none"> Due to the good accessibility of the site we believe this would be attractive to an occupier however we do not believe that there is capacity for this whole area to be development for employment uses given the lack of interest in the existing vacant unit.

Ownership and Occupiers

Ownership:

- Harper Collins (1990)
- MPH (UK) QRS 1641 INC – own McGavigans
- AAIM Bishopbriggs Trustee Limited Trustee of AAIM Bishopbriggs Unit Trust – Aviva
- Westerhill Developments Ltd (vacant land)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Aviva	Insurance	2	123 Westerhill Road, Bishopbriggs, G64 2QR 0845 300 0327
Harper Collins Publishers Ltd (906 employees)	Publishing / Printing	4	Email: enquiries@harpercollins.co.uk 103 Westerhill Road, Bishopbriggs, G64 2QT 0141 772 3200
John McGavigan Ltd	Plastic Fabrication	5	Email: info@mcgavigan.com 111 Westerhill Road, Bishopbriggs, G64 2QR 0141 302 0000
Environmental Reclamation Services	Waste/ Environmental Consultant	5	Email: info@ersremediation.com Westerhill Road, Bishopbriggs, G64 2QH 0141 772 2789
Collins Debden	Stationary Manufacturer	5	Email: enquiries@collinsdebden.co.uk Westerhill Road, Bishopbriggs, G64 2QH 0141 300 8500
Pointmedia creative solutions	Professional Services – Digital Printing	2	Email: info@pointmedia.uk.com Omnia Business Centre, Westerhill Road, Bishopbriggs, G64 2QT 0141 772 2967
Omnia Business Centre	Business Centre	4	Westerhill Road, Bishopbriggs, G64 2QT 07773 888119

Site Photographs – Westerhill Business Park





14. Broomhill Industrial Estate

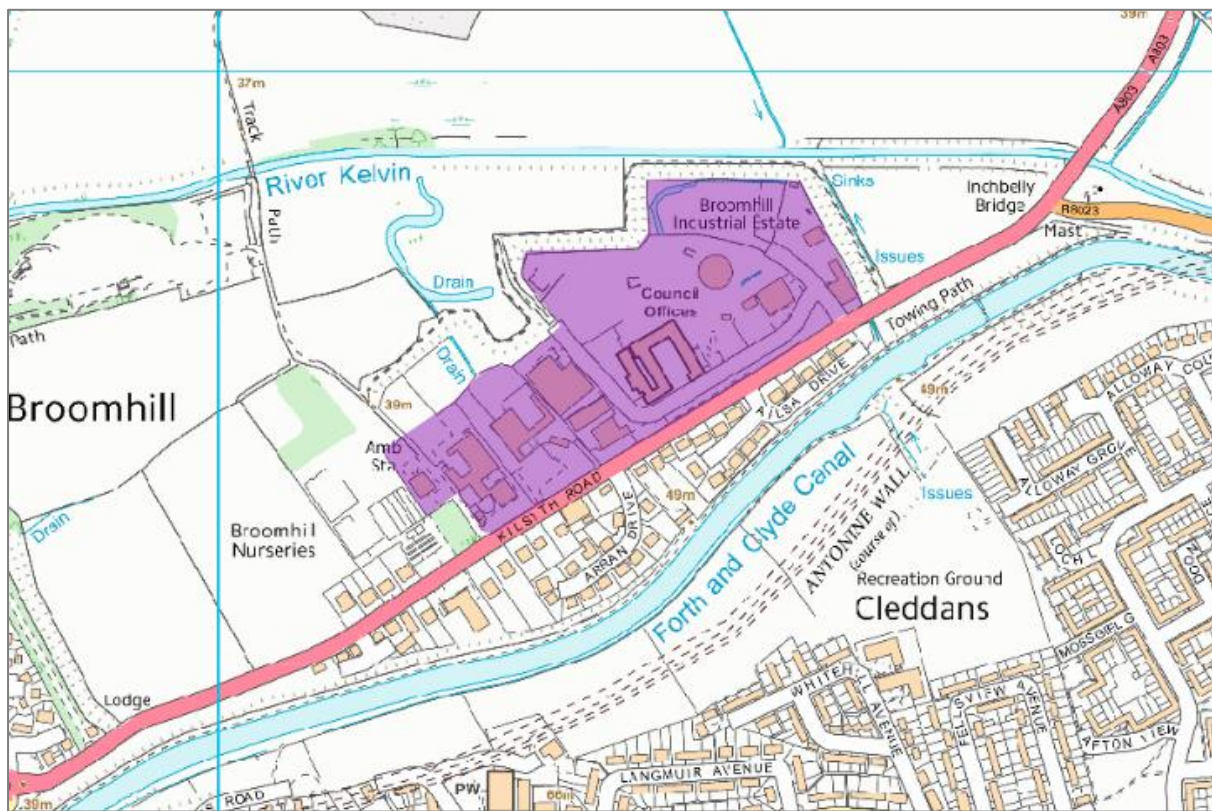
Broomhill Industrial Estate is an established large industrial estate, located to the north-east of Kirkintilloch. The site is located in close proximity to Tintock Pitch (football pitches) which sit to the south of the site, and is bounded to the south by Kilsyth Road (A803). Residential areas are located to the south. Caulders Garden Centre, Hayston Garage (car dealership) and Kelvinbank Resource Centre (day support service) are also located within the site. Former Broomhill Hospital was located to the South-East of the site, and former quarry and landfill to the north.

Location

Broomhill Industrial Estate (map: BR1)

Address: Kilsyth Road, Kirkintilloch, G66 1TP

Grid Ref: 266308 Easting, 674630 Northing



Development Profile

Broomhill Industrial Estate is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Manufacturing; Vehicle Repairs; Professional Services; Retail.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Broomhill Industrial Estate	BR1	4.BE1	8.74 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Broomhill Industrial Estate

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> Public transport – bus direct from Glasgow Canal tow path walking and cycling 	<p>YES:</p> <ul style="list-style-type: none"> Parking at the site is at capacity
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Areas of grass and signage are generally well maintained and parking well marked out. 	<p>YES:</p> <ul style="list-style-type: none"> Some of the buildings are in a state of disrepair. Currently the site is occupied, car parking areas well used and storage areas also required for current operations. There are no areas of vacant land.
Water Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> The River Kelvin is located to the north, therefore the site is surrounded by a high risk river flood zone. Any expansion of the business park to the north could encroach into the high flood risk zone.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- Public (East Dunbartonshire Council), Private

Road Ownership:

- Public, Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Ritchie MacKenzie and Co	Engineering / Distribution / Installation	5	Email: sales@ritmac.co.uk Broomhill Industrial Estate, Kilsyth Road, Kirkintilloch, G66 1TQ 0141 776 6274
Guala Closures UK Ltd Broomhill	Manufacture	5	Email: info@gualaclosures.com 73 Kilsyth Road, Kirkintilloch, G66 1QF 03901 317531
Press-tige Ironing	Laundry service	1	73 Kilsyth Road, Kirkintilloch, G66 1QF 0141 775 3600
East Dunbartonshire Council	Local Authority	4	0300 123 4510
Innovate Alarms	Security	4	Email: info@innovatealarms.co.uk 73 Kilsyth Road, Kirkintilloch, G66 1QF 0141 775 9095
Begg Bagpipes	Retail	4	Email: bill@beggbagpipes.com The Chall Building, 73 Kilsyth Road, Kirkintilloch, G66 1QF 07906 596927
Casa Ltd	Professional Services	2	73 Kilsyth Road, Kirkintilloch, G66 1QF 07769 326935
Kelvinbank Resource Centre	Teaching	10	51 Kilsyth Road, Kirkintilloch, G66 1RP 0141 777 3017
Ken Kelvin Cars	Taxi Service	1	Email: info@kencars.co.uk 73 Kilsyth Road, Kirkintilloch, G66 1QF 0141 776 2222
Caulders	Garden Centre	1	Email: info@caulders.co.uk 63 Kilsyth Road Kirkintilloch, G66 1QF 0141 776 2001
Scottish Ambulance Service Kirkintilloch Station	Ambulance Station	2	Kilsyth Road, Kirkintilloch, G66 1QF 01292 284101
Hayston Garage	Car Dealer	5	Email: andrew.ross@hayston.co.uk 56 Kilsyth Road, Kirkintilloch, G66 1QQ 0141 776 1708

Name	Business Type	Use Class	Contact Details
Broomhill Mechanical Services	Mechanic – Vehicle Repair	5	Broomhill Industrial Estate, Kilsyth Road, Kirkintilloch, G66 1QQ 0141 776 9076

Site Photographs – Broomhill Industrial Estate



15. Kirkintilloch North Business Area

Kirkintilloch North Business Area is an amalgamation of six individual sites (as named in LDP2) of various sizes which together make up an area of predominantly business/industrial character north of Kirkintilloch town centre. All of the sites are on, or near to the A803, Glasgow Road.

Ramsay Industrial Estate is the largest of the sites, comprised of a mixture of small to medium scale industrial units and storage spaces. The site is located in close proximity to the River Kelvin which lies immediately to the north. There are some newer modern buildings such as the structure which houses Guala Closures UK Limited, a manufacturer of alumni and non-refillable closures

Milton Road and Kirkintilloch Industrial Estate East are located on either side of Milton Road, surrounded by a mix of uses, with a Lidl supermarket to the south, bowling centre to the west and McDonald's drive through restaurant to the south-west. Milton Road has a single occupier, Archibald Young Ltd, Founders and Engineers. The company occupies a large and medium sized industrial warehouse and utilises areas of hardstanding for storage.

Eastside Industrial Estate is accessed from an entrance to the south of Kilsyth Road.

High Street Industrial Estate consists of two small sites on opposite sides of High Street, the southern portion of which, along Rochdale Place, has been partially developed for residential use. The site includes a range of low rise small industrial units.

Canal Street Industrial Estate is located in close proximity to the canal – which sits to the south of the site, and it is bounded to the north by Hillhead Road. Residential areas are located to the west, including a care home, and also to the north. The site has a single access directly from Canal Street to the south which is a dead end road.

Location

Ramsay Industrial Estate (map: KN1, KN2)

Address: Old Mill Park, Glasgow Road, Kirkintilloch, G66 1SS
Grid Ref: 265954 Easting, 674150 Northing

Milton Road (map: KN3)

Address: Milton Road, Kirkintilloch, G66 1SY
Grid Ref: 265456 Easting, 674359 Northing

Kirkintilloch Industrial Estate East (map: KN4, KN5)

Address: Milton Road, Kirkintilloch, G66 1SY
Grid Ref: 265434 Easting, 674581 Northing

Eastside Industrial Estate (map: KN6, KN7)

Address: Kilsyth Road, Kirkintilloch, G66 1QG
Grid Ref: 265723 Easting, 674284 Northing

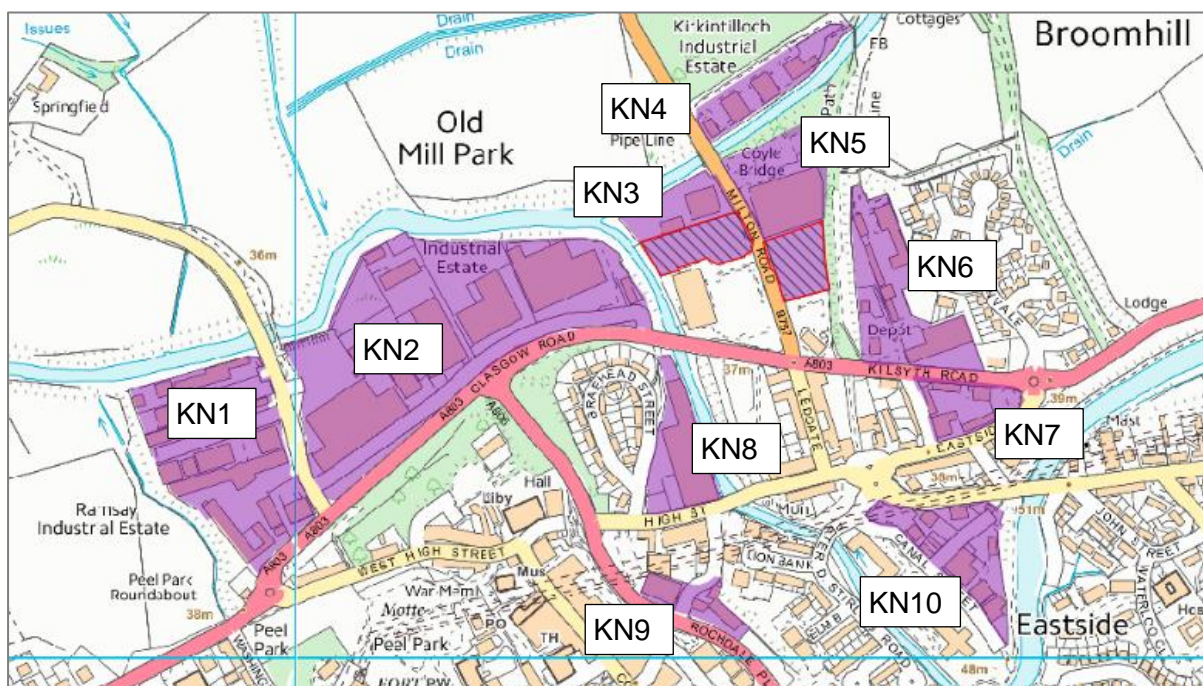
High Street Industrial Estate (map: KN8, KN9)

Address: High Street, Kirkintilloch, G66 1PU
Grid Ref: 265408 Easting, 674176 Northing

Canal Street Industrial Estate (map: KN10)

Address: Canal Street, Kirkintilloch,

Grid Ref: 265681 Easting, 674095 Northing



Development Profile

All of the sites in Kirkintilloch North Business Area are allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the sites include: Wholesale; Electronics; Manufacturing; Bulk Retail; Vehicle Repair; Professional Services; Leisure.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Ramsay Industrial Estate	KN1 R1	4.BE8	2.73 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected
	KN2 OM1	4.BE8	8.74 ha	0 ha	
Milton Road	KN3 M1	4.BE6	0.93 ha	0.46 ha	B. ii) Occupied, with further development potential – Active sites with some vacant plots/units - potential for further development or regeneration.
Kirkintilloch Industrial Estate East	KN4 KE1	4.BE5	0.78 ha	0 ha	B. ii) Occupied, with further development potential – Active sites with some vacant plots/units - potential for further development or regeneration.
	KN5 KE2	4.BE5	1.21 ha	0.39 ha	
Eastside Industrial Estate	KN6 E1	4.BE3	1.43 ha	0 ha	A. Fully-occupied: Active sites, with no

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
	KN7 E2	4.BE3	0.52 ha	0 ha	vacancies, where employment use should be protected
High Street Industrial Estate	KN8 HS1	4.BE4	0.8 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected
	KN9 HS2	4.BE4	0.36 ha	0 ha	
Canal Street Industrial Estate	KN10 CS1	4.BE2	0.99 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Ramsay Industrial Estate

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site has relatively good internal circulation with the Campsie Road running through the site and local access roads running off this within the estate to the west. 	<p>YES:</p> <ul style="list-style-type: none"> Parking areas appear to be at capacity. The road is of reasonable quality but there are some areas of poorer quality with potholes that require repairing. No direct bus stop
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> Most of the buildings appear to be in a reasonable state of repair and several units are vacant. 	<p>YES:</p> <ul style="list-style-type: none"> There are some units with clearly defined car parking spaces but in the majority of units these are not clearly marked out so cars and storage areas are laid out in a haphazard manner. There are no areas of vacant land which could facilitate any expansion of this business use.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Site Assessment – Milton Road

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site is accessed directly off the Birdston Road (B757), which links to the A803 to the south and Milton of Campsie to the north. The nearest bus stops are located on Birdston Road, which operate routes to Clachan of Campsie, Glasgow and Kirkintilloch. The site has good internal circulation with adequate parking for existing uses. Internal roads are of high quality. 	NO
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> There is a cleared vacant site to the south of Milton Industrial Estate, to the north of the Lidl Supermarket. This has the potential for further small scale industrial. 	<p>YES:</p> <ul style="list-style-type: none"> Landscaping and signage are poorly maintained.
Water Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> The river Kelvin runs to the north and west of the site and as a result the site sits within a medium flood risk zone
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	<p>YES:</p> <ul style="list-style-type: none"> Due to the good accessibility of the site and the sustainable location, we believe this would be attractive to an occupier however demand would need to be established. 	NO

Site Assessment – Kirkintilloch Industrial Estate East

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site is considered to have a good level of accessibility. The site is accessed directly off Birdston Road, which links to the A803 to the south and Milton of Campsie to the north. 	<p>YES:</p> <ul style="list-style-type: none"> There is some on street overflow parking in the northern part of the site.

Category	Opportunities	Constraints
	<ul style="list-style-type: none"> The nearest bus stops are located on Birdston Road, which operate routes to Clachan of Campsie, Glasgow and Kirkintilloch. The site has good internal circulation with adequate parking for existing users. 	
Built Environment	YES: <ul style="list-style-type: none"> Areas of grass and signage are generally well maintained and parking well marked out. 	NO
Water Environment	NO	YES: <ul style="list-style-type: none"> The river Kelvin runs through the centre of the site and as a result the site sits within a medium flood risk zone. The northern part of the site sits within a high flood risk zone.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	YES: <ul style="list-style-type: none"> There is an area of underutilised land to the south of the site. There is potential for further small scale industrial at the southern boundary of the site. 	NO
Other	NO	YES: <ul style="list-style-type: none"> There are a number of vacant units in the industrial estate which suggests market demand may be slow.

Site Assessment – Eastside Industrial Estate

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> The southern portion of the site has areas of hardstanding for turning and an organised car parking arrangement. Internal roads are of good quality. Access to bus route – half hourly service to Glasgow On a national cycle route 	YES: <ul style="list-style-type: none"> The northern part of the site has relatively poor internal circulation as limited turning areas are available and parking areas are at capacity.
Built Environment	YES:	YES:

Category	Opportunities	Constraints
	<ul style="list-style-type: none"> Both portions of the industrial estate are adequately maintained with clear signage and well maintained boundary fencing. Some of the buildings require minor repairs/repainting but in general the buildings are in a good state of repair. There are currently empty units available for occupation 	<ul style="list-style-type: none"> There are no areas of vacant land which could facilitate any expansion of the business park
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	<p>YES:</p> <ul style="list-style-type: none"> Around 40% of the units on the estate currently sit vacant which indicates a lack of demand in the area, but which also could represent an opportunity if demand could be instigated. 	NO

Site Assessment – High Street Industrial Estate

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site has good road connectivity. The northern part of the site has a single access directly from High Street to the south which is a dead end road. The southern portion of the site is accessed from an entrance to the south of High Street. Broadcroft can also be accessed from the A806 to the south of the site. The A806 (Kirkintilloch Bypass) links to the wider road network. The nearest bus stops are located on Eastside, which operate routes to waterside, Kilsyth, Twechar, Banton, Glasgow and Kirkintilloch town centre and on the A806 to the south which operates services to Kilsyth, Milngavie, Twechar, 	<p>YES:</p> <ul style="list-style-type: none"> The northern part of the site has relatively poor internal circulation as the entrance is narrow and limited turning areas are available. Parking areas are at capacity and chained parking bollards have been placed to restrict parking in particular bays. The road is of poor quality and potholes etc. require repairing, especially at the north of the site. The southern portion of the site has limited parking and as a result cars are backed up along the street.

Category	Opportunities	Constraints
	Glasgow, Harestanes and Kirkintilloch.	
Built Environment	YES: <ul style="list-style-type: none"> Some of the buildings require minor repairs/repainting but in general the buildings are in a good state of repair. 	YES: <ul style="list-style-type: none"> There are no areas of vacant land which could facilitate any expansion of the business park.
Water Environment	NO	YES: <ul style="list-style-type: none"> The River Kelvin is located directly to the east of the site so as a result the whole site is covered by a medium risk flood zone.
Natural Environment	YES: <ul style="list-style-type: none"> The site is located in close proximity to Eastside public park, which enhances the attractiveness of its setting. 	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	YES: <ul style="list-style-type: none"> The site is fully occupied which indicates demand in the area for this type of business space. 	NO

Site Assessment Canal Street Industrial Estate

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> Accessible via public transport Project to improve parking – removing parking on one side of street Canal footpath connection & Strathkelvin railway path – good access walking and cycling. 	YES: <ul style="list-style-type: none"> The site has relatively poor internal circulation with cars parking on both sides of the narrow access road
Built Environment	NO	YES: <ul style="list-style-type: none"> Some of the buildings are in a state of disrepair. Currently the site is occupied, car parking areas well used and storage areas also required for current operations. There are no areas of vacant land which could facilitate any expansion of the business park.
Water Environment	NO	YES: <ul style="list-style-type: none"> The River Kelvin is located to the west of the site so as a result the

Category	Opportunities	Constraints
		site is covered by a medium risk flood zone to the north.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers – Ramsay Industrial Estate

Ownership:

- Royal Mail (delivery office and land in a loan)
- Dan Ramsay and Son Ltd
- Duncan Stewart (Kirkintilloch) Ltd (area south of Royal Mail, 1995)
- Balglass Farms Ltd
- Webster Building Supplies Ltd
- Stewart Farms
- Ramsey Plant Ltd
- Stewarts Building Services Ltd
- Meadowban Property Co Ltd
- Stewart and Miller Ltd
- Demsing Ltd

Road Ownership:

- Private

Site agents:

- Enquiries to the Ramsey Group 0141 776 6261
- Duncan Stewart (Kirkintilloch) Ltd 0141 776 6261

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Kenneth Installations	Kitchen Supply	6	Email: info@kennethinstallations.co.uk Unit 1&2, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 775 0077
Vector	Electronics Repair	1	Email: info@vectoruk.com Unit 3, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 777 6667
Wash N Wipe	Car Wash and Valet	5	Unit 4, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 775 3450

Name	Business Type	Use Class	Contact Details
Kirkintilloch Self-Storage	Self-storage facility	6	23 Old Mill Park, Kirkintilloch, G66 1SS 0141 776 1010
Signs of the Times	Signmaker	4	Unit 5&6, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 775 0456 signsthetimes.com
Futuretec Systems Ltd	Audio-visual Consultant	4	Email: sales@futuretec.co.uk Unit 8D, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 2949
LSK Supplies	Architectural ironmongers	5	Unit 8, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 777 8801 0141 777 6613
Direct Flooring Ltd.	Flooring Shop	6	Email: dfcuf@directflooring.co.uk 2 Glasgow Road, Kirkintilloch, G66 1SS 0141 777 8383
Howdens Kirkintilloch	Kitchen Furniture	6	Unit 3-4, Old Mill Park, Kirkintilloch, G66 1SS 0141 776 5672
Design Studio	Bathroom Renovation	4	Email: info@designstudioeastdunbartonshire.co.uk Unit 5, Block 17, Old Mill Park Kirkintilloch, G66 1SS 0141 775 3555
Achieve Fitness	Gym	11	Email: maclefitness@gmail.com 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 777 8338
Crossfit Kirkintilloch	Gym	11	Email: info@crossfitkirkintilloch.com Unit 2, Block 17, Old Mill Park, Kirkintilloch, G66 1SS 0141 370 1349 0141 776 2775
Ceiling 2 Floor	Bathroom supplier	6	Email: enquiries@ceiling2floor.co.uk kirkintilloch@ceiling2floor.co.uk Unit 18&19, Ramsay Industrial Estate, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 776 0061
National Tyres & Autocare	Tyre Shop	6	Campsie Road, Kirkintilloch, G66 1SL 0141 776 5472

Name	Business Type	Use Class	Contact Details
Wolseley	Plumbers Merchant	6	Unit 4, Campsie Road, Kirkintilloch, G66 1SL 0141 775 3328
Bluewater Bio Ltd	Water Treatment Solutions	5	Email: enquiries@bluewaterbio.com Unit 20-22, Ramsey Industrial Estate, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 776 2289
Mobility Scooters Scotland	Mobility Aid Servicing & Repair	1	Email: info@mobilityscotlandltd.co.uk Unit 28, Campsie Business Park, 3 Campsie Road, Kirkintilloch, G66 1SL 0845 521 3153
Bedpost Discount Centre	Discount Furniture	6	Email: thebedpost@btconnect.com Unit 25, Ramsay Industrial Estate, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 776 8390
ABC Glazing and Joinery	Glazing Installation	4	Unit 28, 3 Campsie Road, Ramsay Industrial Estate, Campsie Road, Kirkintilloch, G66 1SL 07931 681299 Or 07950 059060
Classic Cornice Design Ltd	Ornamental Plastering	4	Email: classiccornicedesign@tiscali.co.uk Unit 29, 3 Campsie Road, Kirkintilloch, G66 1SL 0141 776 6005
Mobility Scotland	Mobility Equipment Supply	6	Email: info@mobilityscotlandltd.co.uk Unit 30, Glasgow Road, Kirkintilloch, G66 1SS 0141 775 0396
Thomson Ferrie IFA	Financial Advice	2	Email: enquiries@thomsonferrie.co.uk Office 4&5, 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 775 0799
Diva Beauty	Beauty Salon / Training	2	Email: info@diva-beauty.co.uk 8-10 Glasgow Road, Kirkintilloch, G66 1SH 07983 975605 0141 354 1444
Scotstream Ltd	HVAC Contractor	4	Email: info@scotstreamlimited.co.uk 28C, 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 776 4746
TSBC Property Services & Building Consultants Ltd	Professional services	2	Email: enquiry@tsbc-property.co.uk Unit 7, 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 776 3772

Name	Business Type	Use Class	Contact Details
PCKwikFix Ltd	Professional services	2	Email: info@pckwikfix.com Ground Floor, 8-10 Glasgow Road, Kirkintilloch, G66 1SH 0141 280 0494
Cambridge Weight Plan	Professional services	2	Email: admin@cambridgeweightplan.co.uk 8-10 Glasgow Road, Kirkintilloch, G66 1SH 07740 334271
Avonclyde Ltd	Custom Label Printing	2	Email: fraser@avonclyde.co.uk Unit 3C, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 1122
Ace Joinery	Joinery	5	3 Campsie Road, Kirkintilloch, G66 1SL 0141 611 5002
LS Photography	Photography	2	Email: info@lsphotography.co.uk 5 Campsie Road, Kirkintilloch, G66 1SL 0141 237 6541 07854906893
Meadowburn Mechanical Services (40 employees, SME)	Supplier	6	Email: info@meadowburn.co.uk Unit 5, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 6262
JC Dance and Cheer Academy/ JCP Dance Glitter Studio	Dance Lessons	2	Unit 7, 5 Campsie Road, Kirkintilloch, G66 1SL 07766 340585
Fergmann Window Solutions	Building Restoration	4	Email: admin@fergmann.co.uk Unit 8, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 775 3339 Fergmann.co.uk
S and G Electrical Wholesalers (SME)	Electrical Supplies	6	Unit 8C and D, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 6000
North Sea Plastics Ltd, Orthpro Ltd (11-50 employees, SME)	Plastic Products	5	Email: info@northseaplastics.com Unit 2, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 7900
Reproduction Plaster Co Ltd	Building Materials	6	Email: hello@reproplaster.co.uk Period House, Unit 1, 5 Campsie Road, Kirkintilloch, G66 1SL 0141 776 11122
Pro Visual	Security Systems	4	Unit 1B, 7 Campsie Road, Kirkintilloch, G66 1SL

Name	Business Type	Use Class	Contact Details
			0141 776 7771
Cunningham Shutter Doors	Doors	6	Email: cunninghamshutters@mail.com Unit 3, 7 Campsie Road, Kirkintilloch, G66 1SL 0141 775 0101
Supafixings UK Ltd	Wholesaler	1	0141 776 6333
Bluewater Biotechnology Ltd	Biotechnology	5	http://www.bluewaterbio.com/contact-us/
Ian's Welding & Fabrication Garage	Aluminium Welding	5	Old Mill Park, Unit 9, Kirkintilloch, G66 1SS 07823 555448
CRE-8-IVE Signs & Graphics	Signs & Graphic Design	4	Email: info@CRE-8-IVE.co.uk 17 Old Mill Park, Unit 7, Kirkintilloch, G66 1BG 0141 363 0000
Kirkintilloch Kelvin Brass	Orchestra	11	Old Mill Park, Glasgow Road, Kirkintilloch, G66 1SS 0141 776 3011
Scotia Campers	Caravan Rental	5	Unit 9, Old Mill Park, Glasgow Road, Kirkintilloch, G66 1SS 07856 883063 07530 567640
J & S Industrial Coatings	Paint Shop	5	Email: jandsoffice@chessmail.co.uk Unit 9, Old Mill Park, Kirkintilloch, G66 1SS 0141 775 2233
Saltire Carpets and Beds	Carpet Retail	1	Email: sales@saltirecarpetsandbeds.co.uk Old Mill Park, Kirkintilloch, G66 1SS 0141 777 9008
Abba Blinds	Blinds Shop	1	Email: sales@abbablinds.co.uk Unit 8, Old Mill Park, Kirkintilloch, G66 1SP 0141 777 7598
Lenzie Trade Centre	Used Car Dealer	5	Old Mill Park, Kirkintilloch, G66 1SS 07801 383801
McNairs Building Supplies	Building Materials	5	Old Mill Park, Kirkintilloch, G66 1SS 0141 578 0350
MJR Equine Supplies	Equestrian Shop	1	Email: sales@mjrequinesupplies.com Unit 4, 17 Old Mill Park, Kirkintilloch, G66 1SS 0141 776 3843
Royal Mail Distribution	Distribution	6	9 Campsie Road, Kirkintilloch, G66 1JJ 0141 777 2110

Name	Business Type	Use Class	Contact Details
Guala Closures UK Ltd	Manufacturing	5	Email: info@gualaclosures.com Old Mill Park Industrial Estate, Kirkintilloch, G66 1ST 0141 777 2000

Site Photographs – Ramsay Industrial Estate



Ownership and Occupiers – Milton Road

Ownership:

- Archibald Young (site beside Lidl)
- Land behind McDonalds – PGC Partnership
- Lidl site – owned by Lidl

Road Ownership: Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Cash 4 Clothes	Retail	1	Email: info@cash4clothes.online 1 Milton Road, Kirkintilloch, G66 1SY 0800 433 2274
Archibald Young Ltd	Manufacturing (Foundry)	5	Email: enquiries@archibaldyoung.co.uk ianyoung@archibaldyoung.co.uk jackgunning@archibaldyoung.co.uk hughmcqurk@archibaldyoung.co.uk

Name	Business Type	Use Class	Contact Details
			Milton Road, Kirkintilloch, G66 1SY 0141 776 7701

Site Photographs – Milton Road



Ownership and Occupiers – Kirkintilloch Industrial Estate East

Ownership:

- Archibald Young (site beside Lidl)
- Kirkintilloch Industrial Estate – Texas Properties
- Riverside Childcare (own plot)
- Mohammed Aslam (unit at block 3)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Pawling Systems	Manufacturing	5	Email: sales@pawlingsystems.com Unit 1, Kirkintilloch Industrial Estate, Block 1, Milton Road, Kirkintilloch, G66 1SY 0800 292 2788
Merumhor Ltd	Pet food supplies	6	Block 2, Unit 2, Kirkintilloch Industrial Estate, Milton Road, G66 1SY 0141 776 5836
Joyce Martin Photography	Creative	2	Email: joyce@joycemartin-photography.co.uk Unit 2/2 Kirkintilloch Industrial Estate, Milton Road, Kirkintilloch, G66 1SY 0141 776 5836
Campsie Glen Smokehouse	Food and drink	6	Email: info@campsieglen.co.uk Unit 2/3, Milton Road, Kirkintilloch, G66 1SY 01360 600 335
Superdry Laundry	Dry cleaner/ laundry /dress hire	1	Unit 3/1, Milton Road, Kirkintilloch, G66 1SY 0141 775 2858
Riverside Childcare	Childcare	10	Block 4, Units 1 and 2, Kirkintilloch Industrial Estate, Milton Road, Kirkintilloch, G66 1SY 0141 777 7773
Continental Tile Specialist	Tile supplies	6	2A Milton Road, Kirkintilloch, G66 1SY 0141 776 2500
Probowl	Leisure	11	Milton Road, Kirkintilloch, G66 1SY 0141 777 8588
Dulux decorator centre	Retail	6	Unit 4, Milton Road, Kirkintilloch, G66 1SY 0141 777 8454
M & A Motors	Motor repair	5	2A Milton Road, Kirkintilloch, G66 1SY 0141 776 5943
JDS Motors Scotland Ltd	Used Car Dealership	5	Unit 1, Kelvinside Industrial Estate, Kirkintilloch, G66 1SY

Name	Business Type	Use Class	Contact Details
			0141 776 5444
365 Rescue Recovery	Truck Repair & MOT	5	Email: recovery365@live.co.uk Unit 1, Kelvinside Industrial Estate, Milton Road, Kirkintilloch, G66 1SY 0141 776 3383
Mister Bubbles	Car Wash and Valet	5	Kelvinside Industrial Estate, Kirkintilloch, G66 1SY 07960 892001
Supreme Food Processors	Food Products Supplier	6	Unit 7A Milton Road, Kirkintilloch, G66 1SY 0141 776 7111

Site Photographs – Kirkintilloch Industrial Estate East





Ownership and Occupiers – Eastside Industrial Estate

Ownership:

- East Dunbartonshire Council, Private

Road Ownership:

- Private

Site Agent(s):

- Industrial Estate Managed by EDC 0141 578 8610

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Sankey Saddlery	Saddlery	1	Email: sankeysaddlery@sky.com Unit 2, Eastside Industrial Estate, G66 1QG 07958 102958
Creative Spark Theatre Arts			Unit 3, Eastside Industrial Estate, G66 1QG 07828 731407
W&C Plumbing & Heating Ltd		4	Email: wandcplumbing@aol.com Unit 4, 24 Eastside industrial Estate, Kirkintilloch, G66 1QG 07774 725730
Sew and Sews	Clothing alterations	1	Unit 5, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG 0141 776 1188

Name	Business Type	Use Class	Contact Details
G&H Motor Repairs	Mechanic	5	Unit 6, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG 0141 777 7988
Expressway Cars	Used Car Sales	5	14 Kilsyth Road, Kirkintilloch, G66 1QD 0141 776 0006
ES Alternators/Landrover Diagnostics	Auto electrics	4	Unit 7, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG 0141 776 3689
Kirkintilloch Plumbase	Wholesale	1	Email: Kirkintilloch@plumbase.com Unit 8 & 9, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG 0141 776 6222
Hopgood W D		5	Unit 1 Kilsyth Road, Kirkintilloch, G66 1QE 0141 776 4245
Kirkintilloch Model Engineering Society		10	Email: williamforsyth243@btinternet.com donaldpeddie@btinternet.com Unit 2, Kilsyth Rd, Kirkintilloch, G66 1QE 01236 431 997 01360 770074
Cablz Ltd Electrical Contractors		4	Unit 3, Kilsyth Rd, Kirkintilloch, G66 1QE 0141 776 6555
Racin & Cruisin Motorcycles		5	Units 4 & 5, Kilsyth Rd, Kirkintilloch, G66 1QE 0141 775 1231
Restoration Plasterer			
J Mann Joiners Ltd			
W B Garden Services			
J Dunbar Motor Vehicles (also own lockup on site)		5	Unit 9, Kilsyth Rd, Kirkintilloch, G66 1QE 07937 447846
Kirkintilloch Mens Shed		10	Email: kirkintillochmensshed@gmail.com Unit 12, Kilsyth Road Workspace, Kirkintilloch, G66 1QE 0141 776 0106
Kerbside Mobile Services	Mechanic	5	Email: kerbsidemobile@btconnect.com Unit 13 &14, Kilsyth Rd, Kirkintilloch, G66 1QE 0141 776 6779

Name	Business Type	Use Class	Contact Details
ILH Groundcare Machinery		6	Email: contact@ilhgroundcare.com Unit 15, Kilsyth Rd, Kirkintilloch, G66 1QE 0141 775 9288
J & D Lawson Ltd	Funeral Director	1	Email: info@jdlawson.co.uk 9 Kilsyth Road, Kirkintilloch, G66 1QE 0141 776 2242
Evans Halshaw Ford Kirkintilloch	Car Showroom	5	Kelvin Valley Works, Kilsyth Road, Kirkintilloch, G66 1TA 0141 775 3100
ISMS & Community Resource Team		4	Block 2
EDC Food Coop Advisory Service		4	Unit 5
EDC Roads		4	Unit 1, Eastside Industrial Estate, 24 Kilsyth Road, Kirkintilloch, G66 1QG
EDC Archives		4	Unit 10 & 11, Kilsyth Rd, Kirkintilloch, G66 1QE
EDC Criminal Justice Social Work Partnership		4	Garage, Kilsyth Rd, Kirkintilloch, G66 1QE

Site Photographs – Eastside Industrial Estate





Ownership and Occupiers – High Street Industrial Estate

Ownership:

South

- Simply Kirkintilloch Ltd – small patch on north-west (2017)
- 60B, 62&64-70 High Street - Clyde Valley Housing Assoc.
- George and Jane Gibb (2014) on the E of Broadcroft
- McLarens - owned by Paul McLaren (1999)
- Broadcroft - whole building owned by Goudie's of Kirkintilloch

North

- MOT Station (2014 - Garage in the middle)
- Land to South, plus upper floor of building - Cowiesburn Investments LLP (2007)
- Peak Holdings ltd - own ground floor (2012)
- William Elder and sons (1985) own garage between garage and depot - unit 3
- Unit 4 - Elders (2016)
- Unit 2 - Depot - JBS Plant Hire (1996)
- Unit 1 - John and Jemima Campbell (2000) - plumbers
- Units 1 A,B,C - JBS (2000)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Halfords Autocentre	MOT / Vehicle maintenance	5	45-47 High Street Kirkintilloch, G66 1PU 0141 777 6820
McLarens Accident Repair	Service / Mechanic	5	Email: info@mcclarens.biz 20 Broadcroft, Kirkintilloch, G66 1HP 0141 775 1286
KCR Ltd	Building Contractor	5	Email: info@kcrprojects.co.uk 24 Broadcroft, Kirkintilloch, G66 1HP 0141 775 3535
Reid Repairs	TV & Electronic Equipment Repair	1	Email: reidtvrepairs@gmail.com Goudies Mill, Broadcroft, Kirkintilloch, G66 1HS 0141 776 5525
Rose Cottages	Retail	1	62 Braehead Street, Kirkintilloch, G66 1PN 01236 780183
Broadcroft Tyres & Exhaust Centre Ltd	Tyre Shop & Car Wash	5	Goudies Mill, Broadcroft, Kirkintilloch, G66 1HP 0141 777 6504

Name	Business Type	Use Class	Contact Details
Campbell J S & Son (Plumbers) Ltd	Plumbing, Electrical & Heating Maintenance	4	Unit 1D, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 776 0455
Elders Garage Services	Service / Mechanic	5	Email: office@eldersgarage.co.uk Unit 3, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 776 3834
Auto Craft Engineers (Kwik Fit)	Service / Mechanic	5	Unit 5, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 777 7100
Blind Cleaning Services	Service / Cleaning	1	Email: info@blindcleaning.co.uk Unit 5A, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 775 0133
Beauty by Linzi	Service / beauty	2	Unit 6 Muldoon House, High Street Industrial Estate, Kirkintilloch, G66 1PU 0141 328 0708
GSL Sports	Retail	1	Email: info@football-teamkits.com High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 776 5556
GTM Auto Centre	Service / mechanic	5	Unit 6A, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 776 0900
Lion Autos (Peugeot)	Service / mechanic	5	Unit 6B, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 775 0212 m 07970179036
The MOT Testing Station (Scotland) Ltd, Kwik Fit	Service / mechanic	5	Unit 6E, High Street Industrial Estate, Kirkintilloch, G66 1PN 0141 775 2363
SAMH - The Foundry	Community service	2	21 Broadcroft, Kirkintilloch, G66 1HP 0141 530 3576

Site Photographs – High Street Industrial Estate



Ownership and Occupiers Canal Street Industrial Estate

Ownership:

- R and R Trading (Scotland) Ltd (1999) – building to north of site
- R and R Trading – 2 Canal Lane, the rest of north of Canal Lane (1999)
- Elizabeth Katherine Little (1987) – The Soaperie
- 1 Canal Lane (ground floor) – The Gentles (2 flats in one building at the end of the estate, still marked as business use, 2017)
- Garage on the east, the works south of it, and two buildings below it – Peter and June Conlon, Conlon Enterprises (2013)
- Thomas and Alison Cruikshanks – own business land

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
AMK Self Drive	Van Rental Agency	1	2 Canal Street, Kirkintilloch, G66 4QR 0141 775 2462
Caurnie Soaperie	Beauty Product Manufacturer	4	Email: office@caurnie.com Canal Lane, Kirkintilloch, G66 1QZ 0141 776 1218, office@caurnie.com
Household Vintage	Home Furniture Sop	2	Email: sales@householdvintage.co.uk Unit 2a, Canal Street, Kirkintilloch, G66 1QW 07515 744674
BMD Lab	Dental Lab	2	Email: info@bmdlab.co.uk 1D, 1 Canal Street, Kirkintilloch, G66 1QY 0141 237 5595
The Cross Garage	Car Dealer	3	Email: thecrossgarage@outlook.com Canal Lane, Kirkintilloch, G66 1QL 0141 776 7478
James' Car Company	Used Car Sales	4	Canal Lane, Kirkintilloch, G66 1QW 07864 155485
Milngavie Car Sales	Car Dealer	5	Canal Street, Kirkintilloch, G66 1QL 07545 561607
Fivestar Automotive	Vehicle Repairs	5	Unit 4A, Canal Lane, Kirkintilloch, G66 1QL 07464 882588
RB Car Surgery	Mechanic	5	Unit 2B Canal Street, Kirkintilloch, G66 1QW 07708 919469
DSD Supplies Ltd	Signmaker	5	Unit 3B, Canal Street, Kirkintilloch, G66 1QY 0141 378 7060

Name	Business Type	Use Class	Contact Details
Eastside Tyres Ltd	Tyre Shop	5	3 Canal Street, Kirkintilloch, G66 1QZ 0141 776 0272

Site Photographs – Canal Street Industrial Estate



16. Southbank Business Area

Southbank is a medium sized industrial estate offering 22 Class 4 industrial units ranging in size from 500 - 3000 sq ft. The Forth and Clyde Canal bounds the site to the north and west while the Lenzie Road runs to the south. The site is fully developed and contains a mixture of small to medium scale, low to medium rise, industrial units and storage spaces. There are some larger units such as the modern building which house the headquarters of East Dunbartonshire Council. Whitegates Industrial Estate, to the south, was formerly allocated for business and employment use, but the majority of the site is being developed for housing, with only a small area of business and employment use remaining.

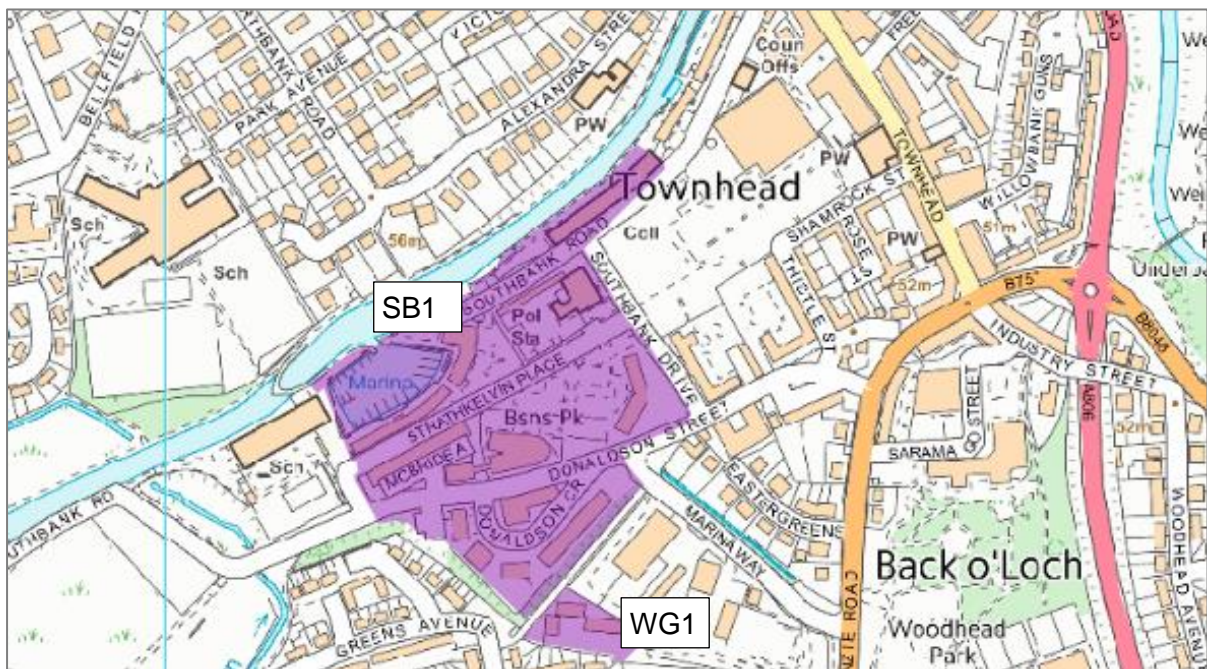
Location

Whitegates Industrial Estate (map: WG1)

Address: Civic Way, Kirkintilloch, G66 3BQ
 Grid Ref: 265463 Easting, 673323 Northing

Southbank Business Park (map: SB1)

Address: Donaldson Street, Kirkintilloch, G62 8PH
 Grid Ref: 264955 Easting, 673125 Northing



Development Profile

Southbank Business Park is allocated for Business and Employment use in LDP2 (Policy 15). Whitegates Industrial Estate was deallocated following permission being granted for residential development on the majority of the site. The business sectors operating on the sites include: Professional Services; Vehicle Repair; Supply and Distribution.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Whitegates Industrial Estate	WG1	-	0.32 ha	0 ha	E. ii) Non-supply: Sites which should be entirely removed from

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
					business and employment allocation and supply.
Southbank Business Park	SB1	4.BE9	5.48 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Whitegates Industrial Estate

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> • Bus stop for express us into Glasgow • Active travel paths 	NO
Built Environment	NO	YES: <ul style="list-style-type: none"> • The remaining pocket of business and employment use is small, with no additional space for development • The former Tom Johnson House site is being developed for housing
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Site Assessment – Southbank Business Park

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> • The site has a number of access points directly from Lenzie Road from which a number of internal distributor roads form. • The roads appear to be well maintained and are in reasonable condition. • Each unit has its own forecourt parking. 	YES: <ul style="list-style-type: none"> • The nearest bus stops are at Civic Way and Eastergreens Avenue which are both some distance away from the western part of the site. • Parking areas appear to be at capacity and is sporadic in parts

Category	Opportunities	Constraints
	<ul style="list-style-type: none"> • Bus access – Lenzie Road 	
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> • Southbank provides a secure trading environment for businesses by virtue of a 32 camera CCTV system and regular patrols by on site guards outside business hours. • The site is well signposted. 	<p>YES:</p> <ul style="list-style-type: none"> • Some of the signage boards could do with upgrading. • There are some units with clearly defined car parking spaces such as the Council headquarters car park but in the majority of units these are not clearly marked out so cars and storage areas are laid out in a haphazard manner. • There are no areas of vacant land which could facilitate any expansion of this business use.
Water Environment	<p>YES:</p> <ul style="list-style-type: none"> • The site is located in close proximity to the Forth and Clyde canal which lies immediately to the north. • A number of the more modern units have developed near the marina associated with the canal. 	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers – Whitegates Industrial Estate

Ownership:

- East Dunbartonshire Council
- Whitegates – James Sim

Road Ownership:

- Public/Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Gallery and Framers	Retail	1	Unit 11, Whitegates, Civic Way, Kirkintilloch G66 3BQ 0141 776 0500
Viewfield Gallery	Digital Printing	2	Email: sales@viewfieldgallery.com Unit 11, Whitegates, Lenzie Road, G66 3BQ

Name	Business Type	Use Class	Contact Details
			0141 776 0500
Kenwil Print & Design Ltd.	Graphic Design	4	Email: sales@kenwil.co.uk Unit 17, Southbank Business Park, Donaldson Crescent, Kirkintilloch, G66 1XF 0141 776 8070
Vulcan Plumbing Supplies	Plumbing Supplies	4	Email: enquiries@vpsplumbing.co.uk Unit 16, Whitegates Business Park, Civic Way, Kirkintilloch G66 3BQ 0141 459 3141
Kidsplay Childcare	Childcare	10	Email: enquiries@bertramuk.com 12-15 Whitegates, Lenzie Road, Kirkintilloch, G66 3BQ 0141 776 3003

Site Photographs – Whitegates Industrial Estate





Ownership and Occupiers – Southbank Business Park

Ownership:

- East Dunbartonshire Council
- Police Scotland
- New College Lanarkshire

Road Ownership:

- Public

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Number Plates Scotland (SME)	Number Plate Printer / Supplier	4	Email: sales@npslimited.co.uk Unit 1 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 4848
McGregor MacLeod (SME)	Professional Legal Services	2	Email: legal@mcgregormacleod.co.uk Unit 3 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 778 9292
Mystic Monkeys soft play	Service / Leisure	11	Email: mysticmonkeyssoftplay@gmail.com Unit 7 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 775 0642
Grant and McKay Solicitors	Professional Legal Services	2	Unit 9 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 7466
S A Robertson Lifestyle Protection and Mortgages	Professional Mortgage Broker	2	Email: enquiries@lifestyleprotection.co.uk Suite 11, Enterprose House, Southbank Business Park, Kirkintilloch, G66 1XQ 0141 249 0160
Fulcrum Training Ltd (SME; since 2000)	Education / Training	10	Email: info@fulcrumtraining.co.uk Unit 11 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 578 0173 http://www.fulcrumtraining.co.uk/about-us/
Marine Electrical Installations Ltd	Engineering	2	Email: sales@m-e-i.co.uk Unit 15 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 2020
Kenwil Print & Design Ltd	Graphic Design	2	Email: sales@kenwil.co.uk Unit 17, Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 8070
A&S Home Design Ltd	Kitchen Decoration / Supplies	4	Unit 21 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 230 4318
Chas Smith Shopfitters Ltd	Interior Design / Installation	4	Unit 27 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 8345
Langthorne Automation	Security System Installation	4	Email: lan@langthorne-automation.com

Name	Business Type	Use Class	Contact Details
			Lewis@langthorne-automation.com Unit 25 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 1500
N M Electrical Contracts Ltd	Electrician	4	51 Donaldson Street, Southbank Business Park, Kirkintilloch, G66 1XF 07769 219249
FSL – Fabrication Specialists Ltd	Steel Fabrication	5	Email: sales@fabricationspecialists.co.uk 1 McBride Avenue, Kirkintilloch, G66 1XP 0141 578 4447
East Dunbartonshire Women’s Aid	Non-profit Organisation	2	Email: info@womensaid.scot Unit 10 Donaldson Crescent, Southbank Business Park, Kirkintilloch, G66 1XF 0141 776 0864
Rosa Red Ltd	Wholesaler	1	55 Donaldson Street, Kirkintilloch, G66 1XG 0141 572 7297
Edict	Charity	2	Email: main.office@edictarts.co.uk Unit 2 McBride Avenue, Southbank Business Park, Kirkintilloch, G66 1XF 0141 578 0251
Halo Pathways	Yoga Studio	11	Email: info@halopathways.co.uk Suite G4, Southbank Marina, Strathkelvin Place, Kirkintilloch, G66 1XT 0141 776 2987
Edmunson Electrical Ltd	Electrical Wholesaler	1	Email: edmunson@eel.co.uk Strathkelvin Place, Kirkintilloch, G66 1XT 0141 776 8830
Ceartas Advocacy	Non-profit Organisation	2	Email: info@ceartas.org.uk Unit 5-7, McGregor House, 10 Donaldson Crescent, Kirkintilloch, G66 1XF 0141 775 0433
Martin Veterinary Centre	Veterinarian	2	10 Strathkelvin Place, Kirkintilloch, G66 1XT 0141 775 2503
Church of RPS	Deaf Church	10	10 Donaldson Cres, Kirkintilloch, Glasgow G66 1XF
Business Gateway East Dunbartonshire	Business-to-business Service	1	
East Dunbartonshire	Corporate Office	4	

Name	Business Type	Use Class	Contact Details
Council Headquarters			
Police Scotland	Police Station	2	
Seagull Trust Cruises Kirkintilloch Branch	Charity	2	Email: kirkintillochbookings@seagulltrustcruises.org.uk Southbank Marian, 100 Southbank Road, Kirkintilloch, G66 1LX
Wholefruits	Fruit & Vegetable Wholesaler	1	
William Hunters Self-storage	Storage	6	

Site Photographs – Southbank Business Park





17. Southbank Works

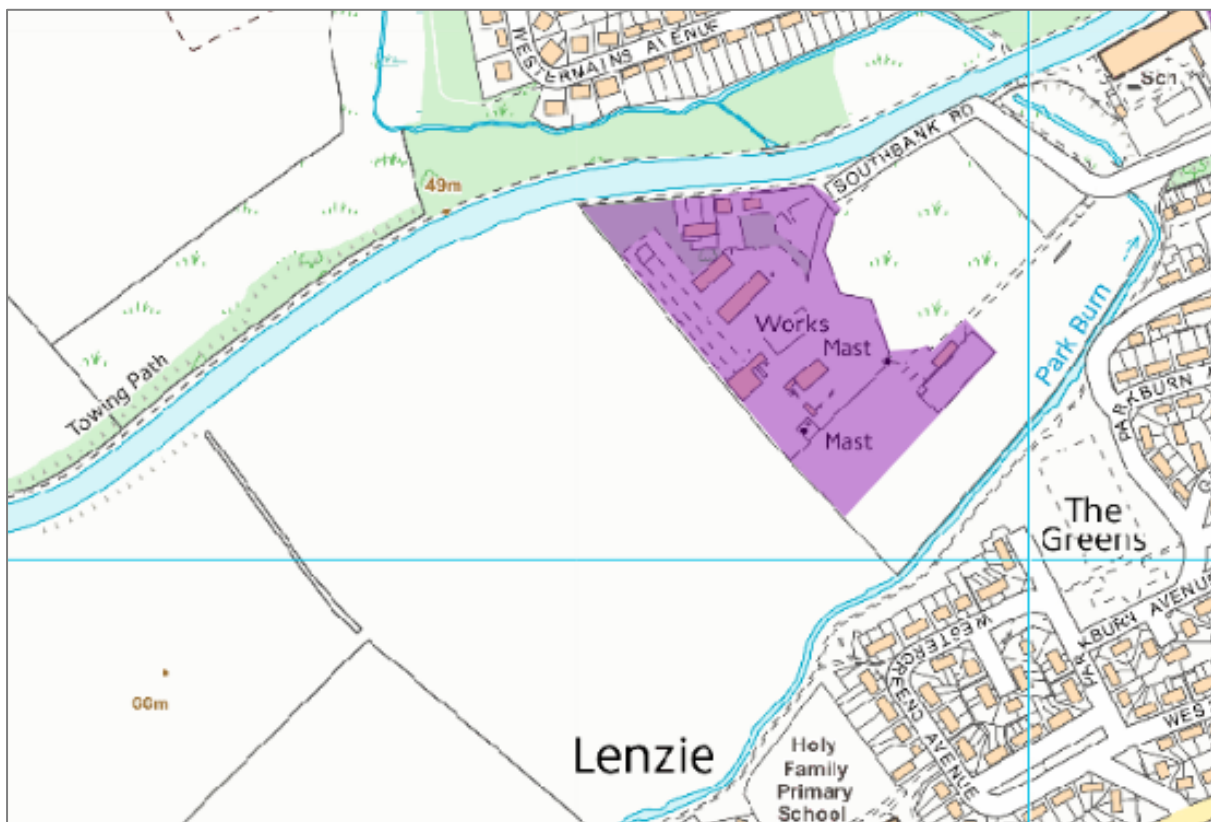
Southbank Works is a single user industrial site which covers 8.3 ha and is occupied by a concrete company. The site is almost fully developed, comprising a small number of industrial sheds, storage areas, lorry parking areas (which are not marked out), and an office building with ancillary car parking. The site has a single access point and sits at the end of Rosebank Road. A number of heavy vehicles and lorries use the site to transport materials and products associated with the business. The Park Burn provides a distinct boundary around the site to the south and east.

Location

Southbank Works (map: SW1)

Address: Southbank Road, Kirkintilloch, G66 1UB

Grid Ref: 264955 Easting, 673125 Northing



Development Profile

Southbank Works is allocated for Business and Employment use in LDP2 (Policy 15). The portion of vacant land to the East of the site, on Southbank Road is also allocated for a new leisure centre. The business sectors operating on the site include: Construction; Manufacturing; Wholesale.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Southbank Works	SW1	4.BE10	3.41 ha	6 ha	A. Fully-occupied: Active sites, with no vacancies, where

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
					employment use should be protected

Site Assessment – Southbank Works

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> Heavy transportation vehicles currently access the site. 	YES: <ul style="list-style-type: none"> There are no bus stops or other public transport nearby.
Built Environment	YES: <ul style="list-style-type: none"> The eastern end of the site appears disused although the site couldn't be fully accessed. 	NO
Water Environment	NO	YES: <ul style="list-style-type: none"> The Park Burn provides a distinct boundary around the site to the south and east.
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	YES: <ul style="list-style-type: none"> The site offers some opportunity for increased employment uses through intensification. 	YES: <ul style="list-style-type: none"> There is a small amount of vacant land but such is the nature of the current user it is unlikely that compatible uses would wish to locate here

Ownership and Occupiers

Ownership:

- Robeslee Concrete Co Ltd, Holland Haulage, East Dunbartonshire Council

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details
Robeslee Concrete Co Ltd	Construction	5	Contact: sales@robesslee.co.uk 50 Southbank Road, Kirkintilloch, G66 1UB 0141 775 2677

Name	Business Type	Use Class	Contact Details
Holland Haulage	Logistics	6	Nickel Cottage, Southbank Rd, Kirkintilloch, G66 1UB 0141 775 2839

Site Photographs – Southbank Works





18. Kirkintilloch Gateway

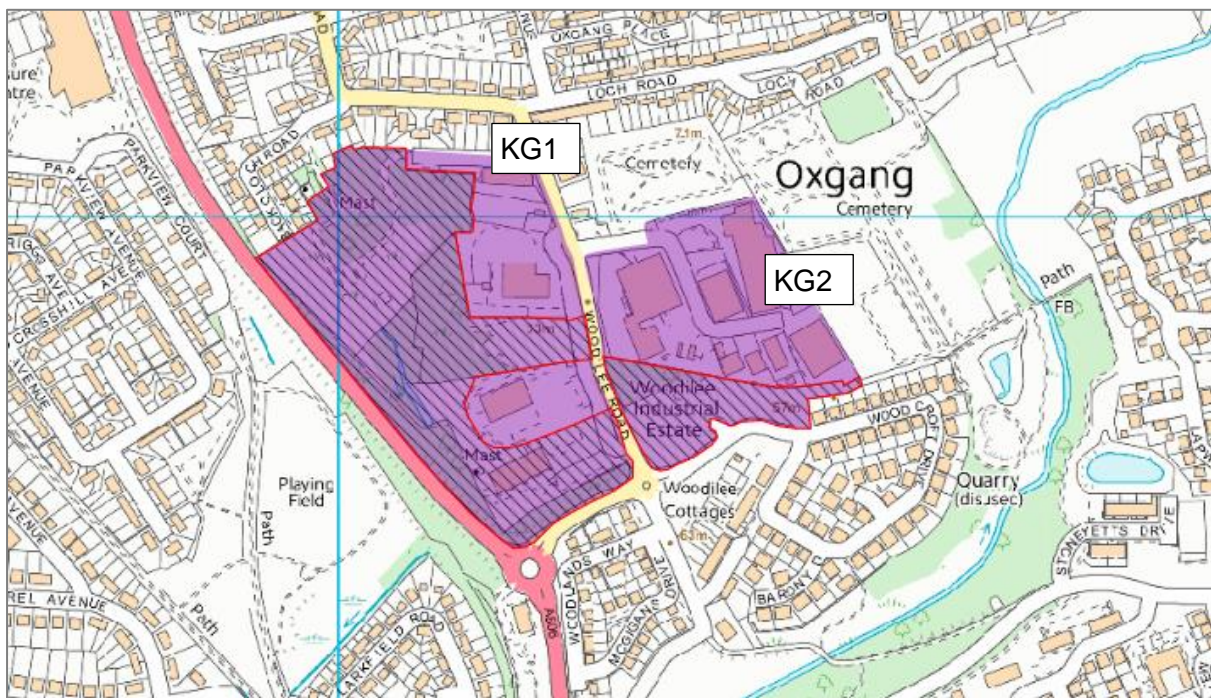
Kirkintilloch Gateway (also known as Woodilee Industrial Estate) sits on the boundary between Kirkintilloch and Lenzie and offers a mix of industrial and warehousing units with workshop and ancillary office space. It is a medium sized industrial estate of which a number of the buildings are older. The A806 Initiative Road bounds the site to the west, Woodcroft Road runs to the south and the Auld Hill Cemetery provides the north and east. The main access into the site is from Woodcroft Road and the roundabout, from which Woodilee Road runs through the centre of the site.

Location

Kirkintilloch Gateway/Woodilee Industrial Estate (map: KG1, KG2)

Address: Woodilee Road, Kirkintilloch, G66 3TU

Grid Ref: 266068 Easting, 672819 Northing



Development Profile

Kirkintilloch Gateway is allocated as a mixed-use masterplan regeneration area in LDP2 (Policy 4.R). The business sectors operating on the site include: Manufacturing.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Kirkintilloch Gateway	KG1	4.BE11	8.36 ha	6 ha	D. Regeneration: Active sites with some vacant plots/units, which could be considered for employment-led mixed use development.
	KG2	4.BE11	4.51 ha	1.23 ha	

Site Assessment – Kirkintilloch Gateway

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The A806 Initiative Road provides the estate with good accessibility onto the main road networks. The site has reasonable internal circulation with the roads looking to be in an okay condition. There are few areas of dedicated parking but there is no evidence of parking being an issue given the amount of vacant land. 	<p>YES:</p> <ul style="list-style-type: none"> Limited public transport access – one bus stop, one bus an hour service Difficult access for pedestrians and cyclists
Built Environment	<p>YES:</p> <ul style="list-style-type: none"> There is a significant portion of brownfield land at the site entrance (Woodcroft Road). 	<p>YES:</p> <ul style="list-style-type: none"> The vacant site to the west still has some occupiers although the condition of the building is almost derelict. The site includes a mixture of buildings but these are generally older with some buildings in a relatively poor condition. The general appearance of the estate is aged and in need of investment.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> Auld Aisle Cemetery, an A-listed Historical feature, is located to the North-East of the site
Land Use	NO	<p>YES:</p> <ul style="list-style-type: none"> A number of areas of the site are given over to ad-hoc storage with a number of shipping containers in evidence. The vacant site to the west is being marketed for a residential opportunity. There may be noise restrictions due to neighbouring residential uses.
Other	NO	NO

Ownership and Occupiers

Ownership:

- Clinton and Jason smith and Geoff Cleaver (2010) – patch of trees next to derelict building; north of Woodcroft Drive

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Paulamar Company Ltd	Foam Plastics and Rubber Manufacturing	5	Woodilee Industrial Estate, Kirkintilloch, G66 3TU 0141 776 2588	
Cook Peter	Manufacturing for Construction	5	Email: info@peterccook.co.uk Unit D, Woodilee Industrial Estate, Kirkintilloch, G66 3TU 0141 776 0993	24 employees, SME
P. W. Hall Ltd	Plastic Manufacturing	5	Email: info@pwhall.co.uk Woodilee Road, Kirkintilloch, G66 3UR 0141 776 2384	
Tinning R and Son	Carpentry	5	Email: info@tinningandson.co.uk Woodilee Road, Kirkintilloch, G66 3UU 0141 775 0820	
JMC (Scotland) Ltd	Corporate Office	4	Unit 2, Woodilee Industrial Estate, Kirkintilloch, G66 3UU 0141 237 8983	May have moved to Cumnock?
Protecht Cleaning & Support Services	Carpet Cleaning	5	Email: service@protecht-cleaning.com Unit 17A & B, Woodilee Industrial Estate, Kirkintilloch, G66 3UU 0141 775 2069	
Premier Shed & Fencing	Fence Supply Shop	6	Email: psf2010@hotmail.co.uk Unit 13A, Woodilee Industrial Estate, Kirkintilloch, G66 3UU 0141 776 8001	
Woodilee MOT Centre	MOT Centre	5	Woodilee Industrial Estate, Kirkintilloch, G66 3UU 0141 776 5700	

Name	Business Type	Use Class	Contact Details	Notes
Maclean Logistics	Transportation Service	6		Registered in Stepps?
Transit Recovery Glasgow	Transportation Service	6	Unit 8, Woodilee Industrial Estate, Kirkintilloch, G66 3UU 07923 210123	
CLF Scotland	Steel Fabrication	5	Unit 8, Woodilee Road, Kirkintilloch, G66 3UA 07860 219625	

Site Photographs – Kirkintilloch Gateway/Woodilee Industrial Estate



19. Pit Road (LDP 13.27)

Pit Road is small scale local industrial estate, located to the south-west of Waterside. The industrial site contains a mixture of small scale industrial units and storage spaces. The site is located in close proximity to Luggie Water River which sits to the south of the site, and is bounded to the west by Pit Road. Pit Road links the site to the small residential settlement of Waterside to the north-west. There are no other industrial or business uses within the area with farmland surrounding the site and railway tracks to the south.

Location

Pit Road (map: PR1)

Address: Pit Road, Kirkintilloch, G66 3ND

Grid Ref: 268234 Easting, 672999 Northing



Development Profile

Pit Road is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Vehicle Repair; Coach Hire.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Pit Road	PR1	4.BE7	2.02 ha	0 ha	B. i) Occupied, with further development potential – Active sites with some space for potential intensification of existing uses.

Site Assessment – Pit Road

Category	Opportunities	Constraints
Transport	NO	<p>YES:</p> <ul style="list-style-type: none"> The northern part of the site has a single access directly from Pitt Road which is a narrow, poor quality road leading to and through the residential centre of Waterside. There are no bus stops or public transport links in close proximity of the site.
Built Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> The site has relatively poor internal circulation as the entrance is narrow and limited turning areas are available. Parking areas are at capacity and not clearly marked out so cars and storage areas are laid out in a haphazard manner. Internal road is of poor quality with potholes. Most of the buildings are in a state of disrepair and several units are vacant.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	<p>YES:</p> <ul style="list-style-type: none"> There are no areas of vacant land which could facilitate any expansion and therefore it is not recommended that any further sites are allocated at this location.
Other	NO	NO

Ownership and Occupiers

Ownership:

- A & E Holdings Ltd

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Acceler8 Auto Service	Vehicle Repair	5	Unit C, Pit Road, Kirkintilloch, G66 3ND 07771 794511	
CIP Fastening Systems	Construction Material Supplier	6	1 Pit Road, Kirkintilloch, G66 3ND 0141 777 8484	
G20 Joinery Ltd	Window Supplier	4	Email: admin@g20joinery.co.uk Pit Road, Kirkintilloch, G66 3ND 0800 677 1062	
Ardwell Bay Ltd	Real Estate Office	2	Pit Road, Kirkintilloch, G66 3ND	
LA Travel	Coach Hire	1	Email: latravel@btconnect.com Pit Road, Kirkintilloch, G66 3ND 0141 776 1906	
Jeff's Garage	Parking Garage	5	1A Pit Road, Kirkintilloch, G66 3ND	May not still exist?
Waterside Dog Training Club	Pet Training	2	Email: watersidedtc@hotmail.co.uk Pit Road, Kirkintilloch, G66 3ND 07746 814 241	

Site Photographs – Pit Road



20. Lennoxtown Business Area

Lennoxtown has two allocated business and employment sites, located on opposite sides of Station Road.

Lennoxtown Enterprise Centre is a small industrial estate housing a number of office suites as well as workshop units. Parking is available for tenants and visitors. Occupiers in the office suites include financial advisers and architects. Within the workshop units are window suppliers and a catering supplies company.

Veitch Place is a small industrial estate containing two occupiers. Highland Spring sits to the south of Veitch Place and Lennoxtown Garage sits to the north.

Location

Lennoxtown Enterprise Centre (map: L1)

Address: Station Road, Lennoxtown, G66 7LL

Grid Ref: 262637 Easting, 677860 Northing

Veitch Place (map: VP1)

Address: Veitch Place, Lennoxtown, G66 7JL

Grid Ref: 262637 Easting, 677860 Northing



Development Profile

Lennoxtown Enterprise Centre and Veitch Place are allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the sites include: Professional Services; Vehicle Repair; Supply and Distribution.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Lennoxtown Enterprise Centre	L1	5.BE1	0.45 ha	0 ha	B. i) Occupied, with further development potential – Active sites with some space for potential intensification of existing uses.
Veitch Place	VP1	5.BE2	1.79 ha	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Lennoxtown Enterprise Centre

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> Road access and parking provision Public transport access Potential new linking path to Strathkelvin railway path 	NO
Built Environment	YES: <ul style="list-style-type: none"> There are currently a number of office suites and workshop units available to let. 	YES: <ul style="list-style-type: none"> There are no opportunities for further expansion of the site.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Site Assessment – Veitch Place

Category	Opportunities	Constraints
Transport	YES: New link Strathkelvin railway path	NO
Built Environment	NO	YES: <ul style="list-style-type: none"> Internal service roads are not in great condition with a number of potholes evident. The Highland Spring site is partially surrounded by six feet high security fencing.

Category	Opportunities	Constraints
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	YES: <ul style="list-style-type: none"> There is an extremely small portion of vacant land to the north-west of the site which sits adjacent to greenfield land. 	NO
Other	NO	NO

Ownership and Occupiers – Lennoxton Enterprise Centre

Ownership:

- Public (East Dunbartonshire Council)

Road Ownership:

- Public

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
All UPVC Windows and Doors	PVC Windows	6	2 Railway Court, Lennoxton, G66 7LL 01360 600888 0800 0922 288	
Select Facilities Ltd	Property Management	2	Email: enquiry@selectfacilities.co.uk 4 Railway Court, Lennoxton, G66 7LL 0844 871 8018	
CMS Windows			Email: info@cmswindows.com 6 Railway Court 01324 841398	May have moved to Cumbernauld?
Table 13 Catering	Catering	3	Email: info@table13.co.uk Unit 6 Lennoxton Enterprise Centre, Railway Court, Lennoxton, G66 7LL 01360 600286	Small business
Titan N2 Ltd	Industrial Equipment Supplier	6	Email: info@titan-n2.com 8 Railway Court, Lennoxton, G66 7JQ	

Name	Business Type	Use Class	Contact Details	Notes
			0333 200 0502	
Art World Online Ltd	Art Supply Shop	1	Email: info@artworldonline.co.uk 10 Railway Court, Lennoxton, G66 7LL 01360 600260	
Barnardos	Charity		LEC Suite 1, 2 & 3, Lennoxton Enterprise Centre, Lennoxton, G66 7LL	Is this still there?
Scientific People Ltd	Job Centre	2	LEC Suite 4, 12 Railway Court, Lennoxton, G66 7LL 01360 848084	
Jill Brown Media Ltd			LEC Suite 4, Lennoxton Enterprise Centre, Lennoxton, G66 7LL	May have moved to Craighead Road?
True Potential Wealth Management			LEC Suite 5, Lennoxton Enterprise Centre, Lennoxton, G66 7LL	May have moved to Clydebank?
Gadget Armour Wholesale			LEC Suite 6, Lennoxton Enterprise Centre, G66 7LL	Suite 8?
Lesley Campbell Massage	Massage Therapy	2	Email: lesleycmassage@gmail.com LEC Suite 7, Lennoxton Enterprise Centre, Lennoxton, G66 7LL 07835 098432	
Live-N-Learn Ltd	Education / Training	10	Email: info@live-n-learn.co.uk LEC Suite 9, Lennoxton Enterprise Centre, Lennoxton, G66 7LL 0333 200 0443 https://live-n-learn.co.uk/contact-us	

Site Photographs – Lennoxton Enterprise Centre



Ownership and Occupiers – Veitch Place

Ownership:

- Highland Spring (Site on the east of Station Road)

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Highland Spring	Water Company	5	Veitch Place, Lennoxtown, G66 7JL 01360 312121	
Campsie Coachworks	Vehicle Repair	5	1 Station Road, Lennoxtown, G66 7JH 01360 311771	
Lennoxlea Garage	Vehicle Repair	5	Email: info@lennoxleagarage.co.uk Veitch Place, Lennoxtown, G66 7JQ 01360 312532	

Site Photographs – Veitch Place



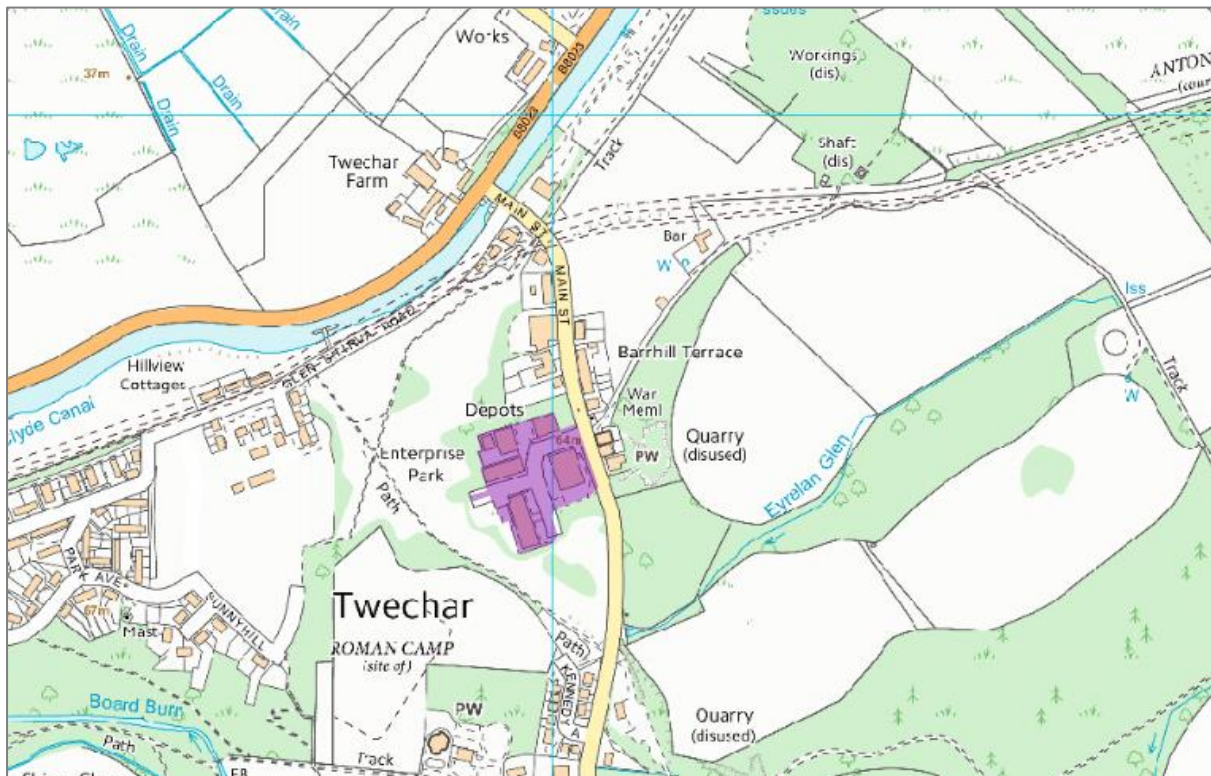
21. Twechar Business Park

Twechar Business Park is a small business park which is located in the eastern part of Twechar, which is a small former mining village. The business park consists of five main buildings and lies to the west of Main Street. It is surrounded to the north, south and west by woodland. The main access into the site is from Main Street which runs into Barrhill Lane.

Location

Twechar Business Park (map: T1)

Address: Barhill Lane, Twechar, G65 9QD
 Grid Ref: 269995 Easting, 675676 Northing



Development Profile

Twechar Business Park is allocated for Business and Employment use in LDP2 (Policy 15). The business sectors operating on the site include: Manufacturing; Wholesale.

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Twechar Business Park	T1	8.BE2	1.12	0 ha	A. Fully-occupied: Active sites, with no vacancies, where employment use should be protected

Site Assessment – Twechar Business Park

Category	Opportunities	Constraints
Transport	YES: <ul style="list-style-type: none"> • Bus stops • Road access 	NO
Built Environment	YES: <ul style="list-style-type: none"> • The business park consists of fairly modern low rise buildings which appear to be in good condition. • There is good internal circulation and there are dedicated car parking spaces associated with the units. 	YES: <ul style="list-style-type: none"> • There is no space for further development – all buildings appear to be fully let.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	NO	NO
Other	NO	NO

Ownership and Occupiers

Ownership:

- East Dunbartonshire Council

Road Ownership:

- Private

Current Occupiers:

Name	Business Type	Use Class	Contact Details	Notes
Charcuterie Continental Ltd	Meat Wholesaler	6	Email: info@charcuteriecontinental.co.uk The Green, Kilsyth, Twechar, G65 9QA 01236 824440	
Strathclyde Vulcanising Services Ltd	Rubber Products Manufacturing	5	Email: sales@svservices.co.uk Unit 1, 2-4 Barrhill Lane, Twechar, G65 9QD 01236 825853	
Paterson Safety Air Systems	Air Compressor Manufacturing	5	Email: sales@patersonsafety.co.uk 6-8 Barrhill Lane, Twechar, G65 9QD 01236 820700	

Name	Business Type	Use Class	Contact Details	Notes
Top Cat Window Blinds	Head Office – Blinds Shop	4	Email: sales@topcatblinds.co.uk 20,22 & 24 Twechar Green, Barrhill Lane, Twechar, G65 9QD 0141 775 4283	
EDC Outdoor Education		4	28 Twechar Green 0141 952 333, 0141 578 8937	
Outlander Motor Homes			Unit 30, Twechar Green, Barrhill Lane, Twechar, G65 9QD 01236 801446	

Site Photographs – Twechar Business Park



22. Badenheath

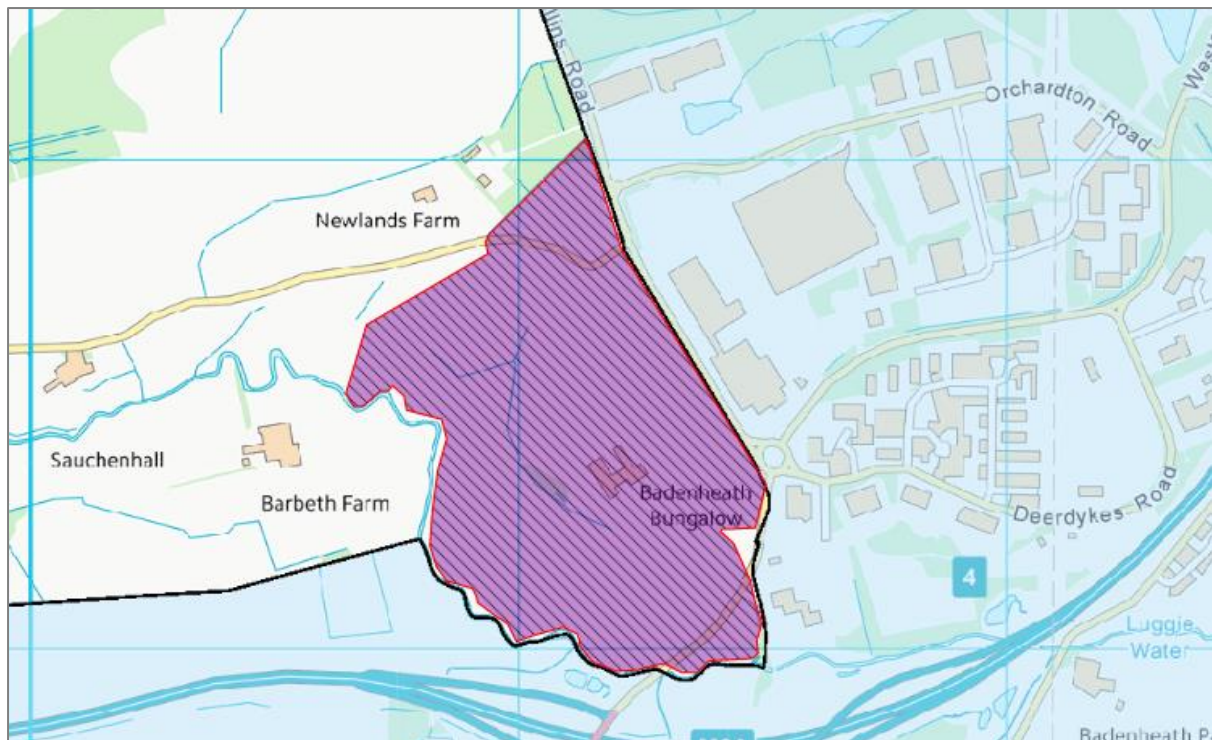
Badenheath is a large, undeveloped greenfield site. At almost 50 ha it is the largest site within East Dunbartonshire. It is situated 4 miles south-west of Cumbernauld town centre and is a short distance from Junction 4 of the M80 and Junction 3 of the M73. Regular bus services pass by which provide access to and from the train station in the centre of Cumbernauld and also to central Glasgow. Occupiers within Westfield North include AG Barr, M&S, DHL, Arnold Clark, Mizuno and Davies Turner. The Luggie Water forms a boundary to the south and west of the site. Mollins Road lies to the east of the site and forms the boundary between East Dunbartonshire and North Lanarkshire Council areas. There is a minor access road running off Mollins Road to the south of the site. To the north of the site lies Gartshore Road which has a minor access road into part of the site.

Location

Badenheath (map: BE1)

Address: Mollins Road, G68 9AY

Grid Ref: 271260 Easting, 672375 Northing



Development Profile

Badenheath is allocated for Business and Employment use in LDP2 (Policy 15). The site is vacant, but could be suitable for a number of uses such as: Depot; Distribution; Storage; General Industrial

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
Badenheath	BA1	8.BE1	50.3 ha	50.3 ha	E. i) Non-supply: Sites which should remain allocated for business and employment use,

Site	Map Ref.	LDP2 Ref.	Total Site Area	Vacant Area	Site Category
					but should not form part of available supply.

Site Assessment – Badenheath

Category	Opportunities	Constraints
Transport	<p>YES:</p> <ul style="list-style-type: none"> The site is well-located for access to the motorway. There is an obvious potential access point onto Mollins Road roundabout if the site is ever developed. 	<p>YES:</p> <ul style="list-style-type: none"> The site cannot easily be accessed via public transport and there is no direct public transport or active travel link with any settlements in East Dunbartonshire.
Built Environment	NO	<p>YES:</p> <ul style="list-style-type: none"> The site is greenfield, and would require service infrastructure for development.
Water Environment	NO	NO
Natural Environment	NO	NO
Historic Environment	NO	NO
Land Use	<p>YES:</p> <ul style="list-style-type: none"> Due to its size and location, the site provides a warehousing and logistics development opportunity. 	<p>YES:</p> <ul style="list-style-type: none"> Directly across from the site is Westfield North which lies in the North Lanarkshire council area and provides direct competition to the sites intended uses.
Other	NO	<p>YES:</p> <ul style="list-style-type: none"> Neighbouring sites are better positioned and long established and have yet to find an occupier.

Ownership and Occupiers

Ownership:

- Private

Road Ownership:

- Private

Current Occupiers:

- The site is currently used for farming.

Site Photographs – Badenheath

