

Glasgow Waters.

The most exciting waterside Build-To-Rent development opportunity in Glasgow.



PEEL WATERS
WATERSIDE REGENERATION

Glasgow
Waters 

Executive Summary.

On behalf of Peel Waters, Savills and MATH Real Estate Partners are seeking a funding partner for the delivery of an exceptional 462-unit PRS BTR scheme within the landmark Yorkhill Quay development at Glasgow Waters.

Peel's Glasgow Waters is a transformational, long-term project, regenerating the former historic docks into an exciting new aspirational destination for Glaswegians and visitors to the city.

Several hugely successful developments have already been delivered within Glasgow Waters including The Clydeside Distillery, The Riverside Museum and Granary Quay. The proposed development of Therme Scotland – a next generation health and well-being resort will, on completion, further enhance the profile of Glasgow Waters as a prime waterfront destination.

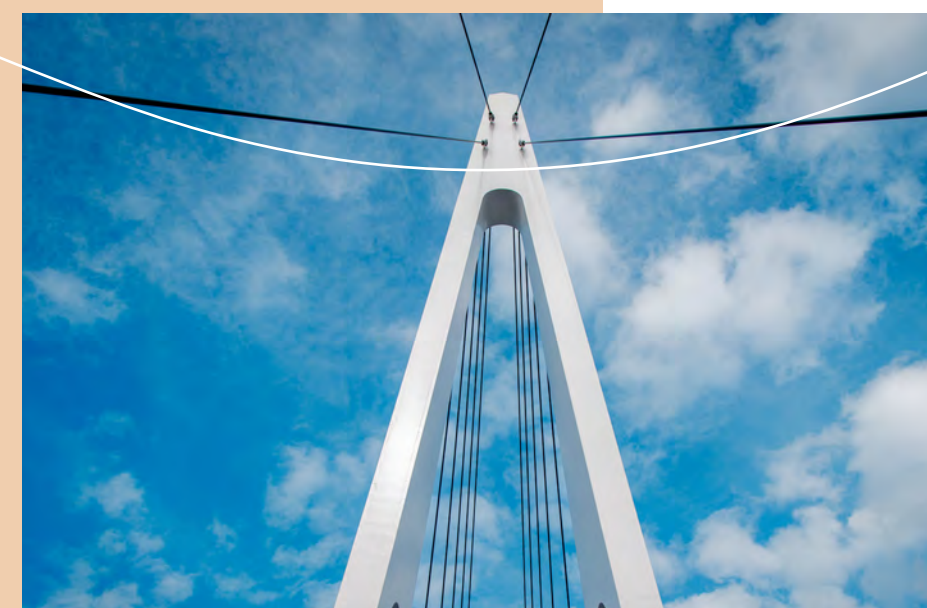
The proposed PRS BTR scheme, is positioned within the Yorkhill Quay neighbourhood at the heart of Glasgow Waters. Yorkhill Quay will be the primary residential district within Glasgow Waters and is within walking distance to the outstanding culture and leisure amenity on offer in Finnieston and the wider West End.

Yorkhill Quay benefits from excellent connectivity to the city centre with rail, bus and subway links at Partick Transport Interchange and the low-level train station at the Scottish Exhibition Centre (circa 12 min walk). The A814 Clydeside Expressway dual carriageway is located immediately to the north of the scheme.

Major employers found close to Yorkhill Quay include the University of Glasgow, Europe's largest teaching hospital – Queen Elizabeth Teaching Hospital, BAE Systems, the Scottish Events Centre / Ovo Hydro Arena and BBC Scotland.

The University of Glasgow, which is located 1.3km to the north has a population of 33,600 full time students of which 14,400 are from overseas. Over 45% of students studying in Glasgow remain in the city once they graduate.

Yorkhill Quay features a fantastic provision of flexible amenity space, private outdoor areas and an attractive unit mix with stunning views across the River Clyde.



1.85m

population within the Greater Glasgow area



40,000

city centre population by 2035

34 years

old is the average of the Glasgow City population.

48,000

Businesses have a base in Glasgow and the city is recognised as a worldclass business destination

40%

of FTSE 100 Companies have a presence in Glasgow

17bn

Inward Investment since 2011

4

universities

1m+

visitors each year to the OVO Hydro Arena

185,000

students from 140 different countries study in Glasgow

Top 50

Glasgow has been rated one of the top 50 cities in the world for students

54%

of Glasgow's working-age population is educated to degree level or higher

51%

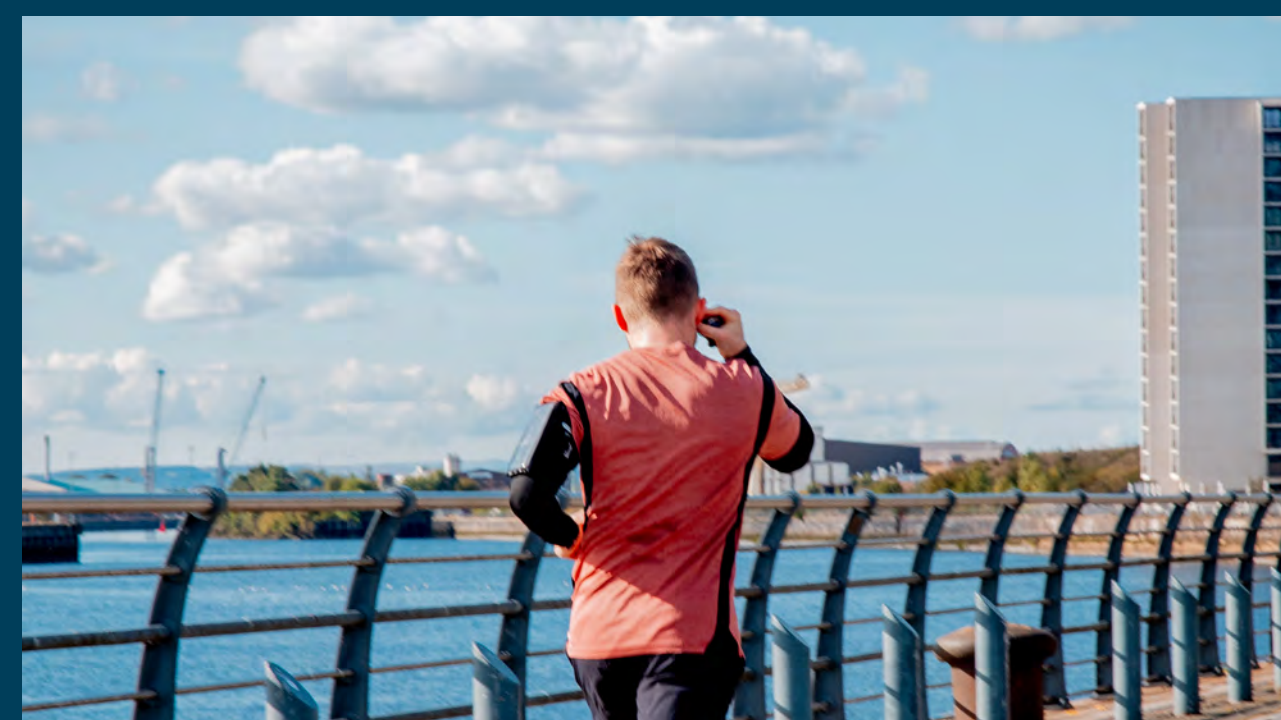
Graduate Retention - the joint-highest student retention rate in the UK.

25,735

International Students

90+

parks and green spaces in the city



20%

art galleries and museums which feature the masterpieces of some of the most famous artists.

Glasgow Waters.



Glasgow Waters is the transformational waterside development, reimagining and regenerating former industrial docklands into the most exciting, emerging district in Glasgow.

Running along Glasgow's iconic and historic River Clyde, connecting-up Glasgow's commercial business district, several university campuses and the waterfront; Glasgow Waters' location is unrivalled and one of the most sought-after locations in the UK.

With both the striking Riverside Museum and Clydeside Distillery; 5 acres of public realm already delivered, 2 miles of new pathways waterside cycling and walking routes and over 2,000 homes built, Glasgow Waters is a growing neighbourhood.

Sitting adjacent to the OVO Hydro arena which hosts a year-round entertainment programme attracting some of the biggest international events in music, art and sport; Glasgow Waters benefits from being part of a leading destination for culture and community in Scotland.

The scale of Glasgow Waters and its ambitious long-term vision make it one of the most prestigious waterfront investment and redevelopment opportunities in the UK, with the masterplan creating a range of uses including residential, hotel and spaces for health and wellbeing.



What's next for Glasgow Waters?



Yorkhill Quay

In summer 2024, Glasgow City Council approved Peel Waters' plans for Yorkhill Quay neighbourhood within Glasgow Waters, to give building consent for:

- 1,100 new homes split across three residential developments which will include a mix of dwellings for Open market sale, Co-Living and BTR.
- A new 200-bedroom hotel, commercial space
- Enhanced public realm, green parkways and a series of 'River Rooms' for the public to use.
- Waterfront retail and leisure units offering enhanced amenity space and commercial opportunities.



Therme Scotland

At the COP26 climate summit in Glasgow, Therme Group announced Glasgow Waters as the location of its 2nd state-of-the-art UK project.

Therme Scotland is expected to be around 320,000 sq ft in size and to cost around £100 million to build.

The wellbeing resort at Glasgow Waters will include a next-generation indoor water park and hundreds of water-based activities with wellbeing treatments, art, nature and technology, creating a unique experience "never before seen in the UK".

The spa is set to feature therapeutic mineral pools, warm water lagoons and a health and wellbeing centre, as well as a vertical farm which will grow fresh produce that will be used in the resort's restaurants, bars, and skin products.





ESG Sustainability.

Glasgow Waters is set to become a community focused destination.

Peel Waters have committed to delivering authentic change to benefit the environment, the local economy and most importantly, the communities in which they operate.

Glasgow Waters will be a major retail, leisure and tourism destination on the River Clyde and sustainability will be at the heart of Glasgow Waters to ensure that the 60-acre site thoroughly addresses the economic and social needs of the local and wider communities, whilst supporting the national agenda for climate change.

Peel Waters are aligned their Sustainability and ESG Strategy and their targets with the United Nations Sustainable Development Goals as well as ensuring placemaking activities are embedded throughout.

Our targets include:

- Reducing energy consumption
- Helping people into work through apprenticeships
- Creating new public green space



Glasgow Waters.

Leading the way to a sustainable future.

The upcoming delivery of a new District Heating Network at Glasgow Waters will generate enough heat to provide hot water around the new neighbourhoods, as well as the existing estate and future Therme Scotland resort from a renewable energy source.

Our Active Travel Plan for Glasgow Waters will create a new high-quality walking and cycling route into the city which is complemented by the recent completion of the pedestrian link bridge to Partick Transport Hub.

All residential property at Glasgow Waters will aim to be Scottish Building Standard Silver Rated.

Partnership working is integral to everything we do across our Peel Waters portfolio. We enjoy and will continue working with local educational providers and local community groups to support placemaking, community building and social value.





BTR Opportunity.



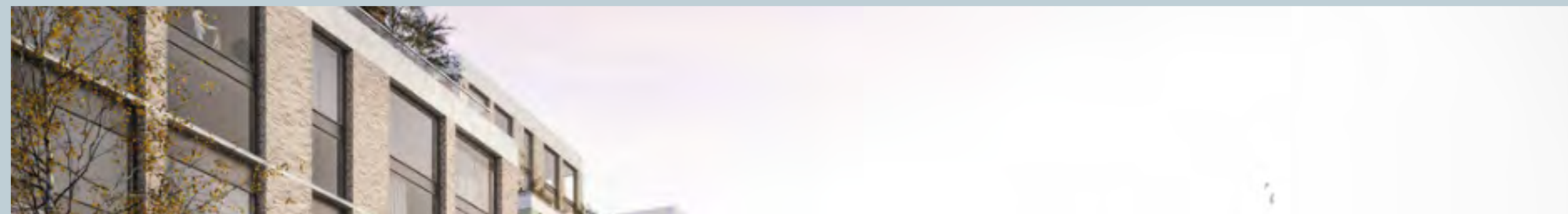
This BTR development opportunity is located within the much-anticipated Yorkhill Quay neighbourhood of Glasgow Waters.

Benefiting for an excellent network of transport hubs, including an adjacent metro-station, the site has ease of access to Glasgow City centre's key employment centres, leisure and exhibitions attractions.

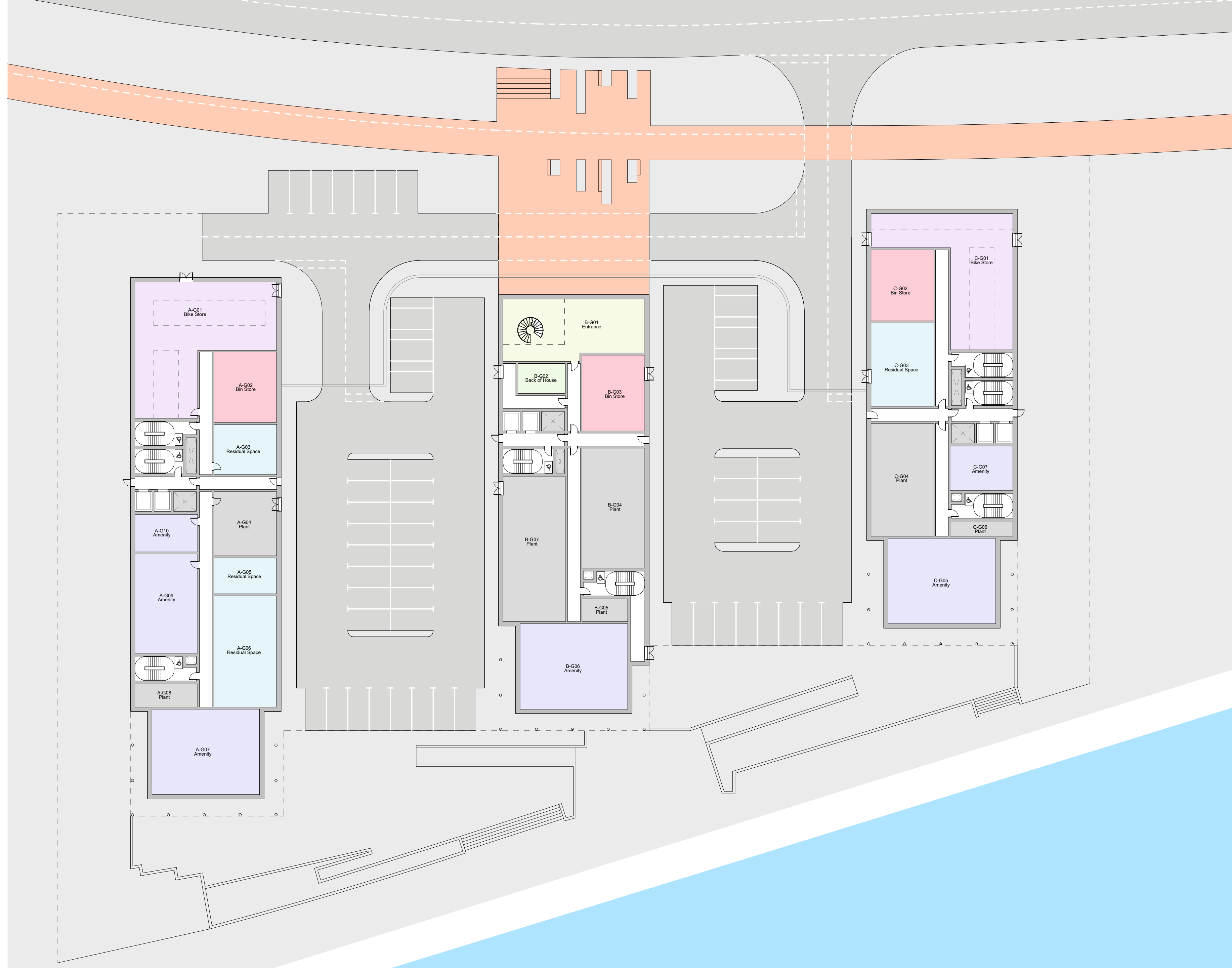
This development has been designed as a BTR product from conception by renowned architects KEPPIE.

The scheme comprises of 461 high quality apartments split over 3 blocks. The development has been designed to include a generous provision of flexible amenity space including:

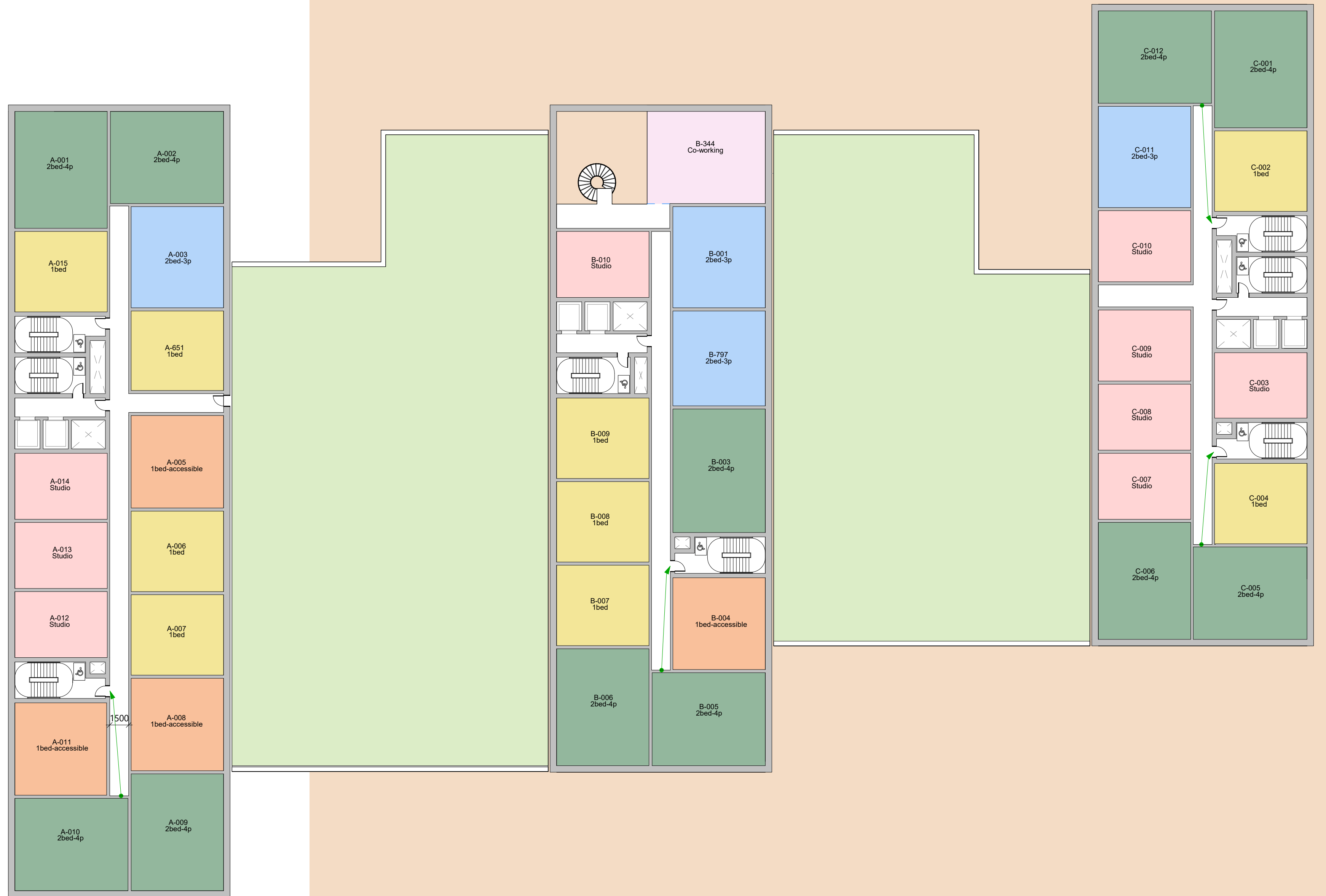
- An entrance lobby with hotel style feel concierge desk facing the entrance for security and operational benefits as well as sufficient back of house space.
- First floor or lower ground floor level communal amenity space likely to include workspace and private meeting rooms, yoga or dance studios, a gym and cinema space.
- Roof terraces across each of the blocks, providing private outdoor space to fully optimise the riverside views and creating true riverside living.
- Bike storage.
- Onsite carparking.



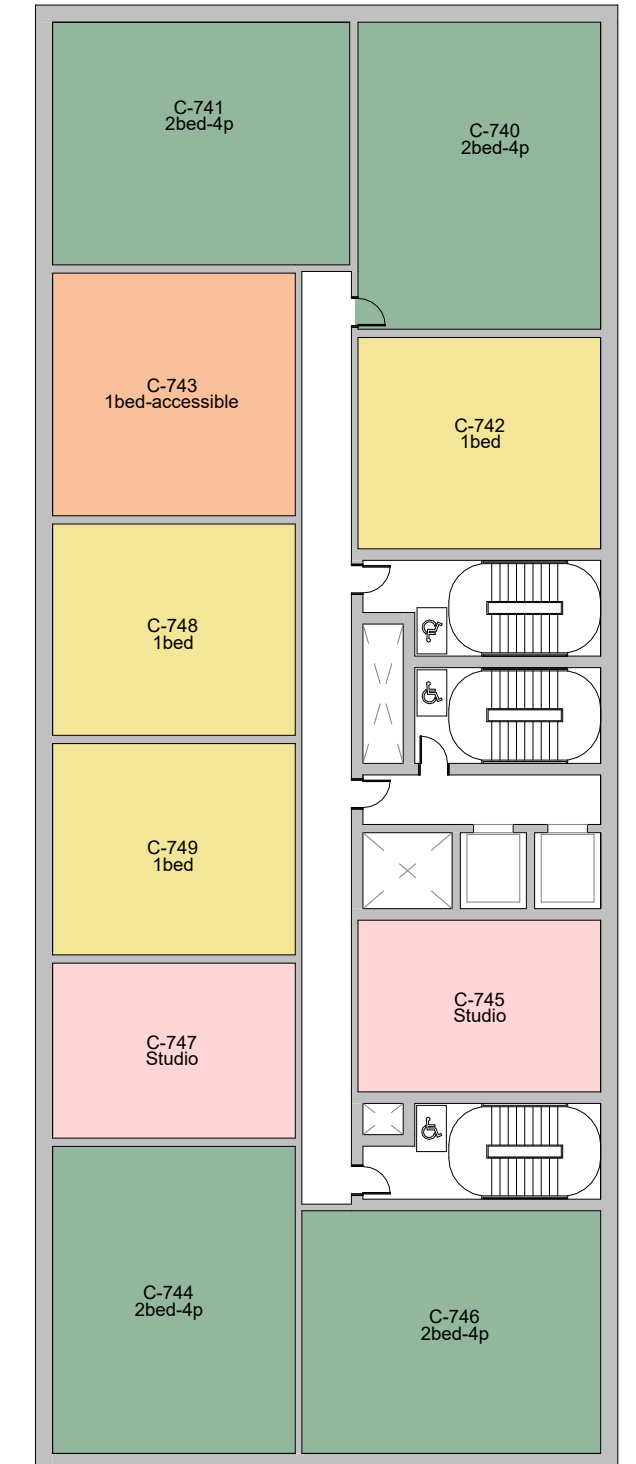
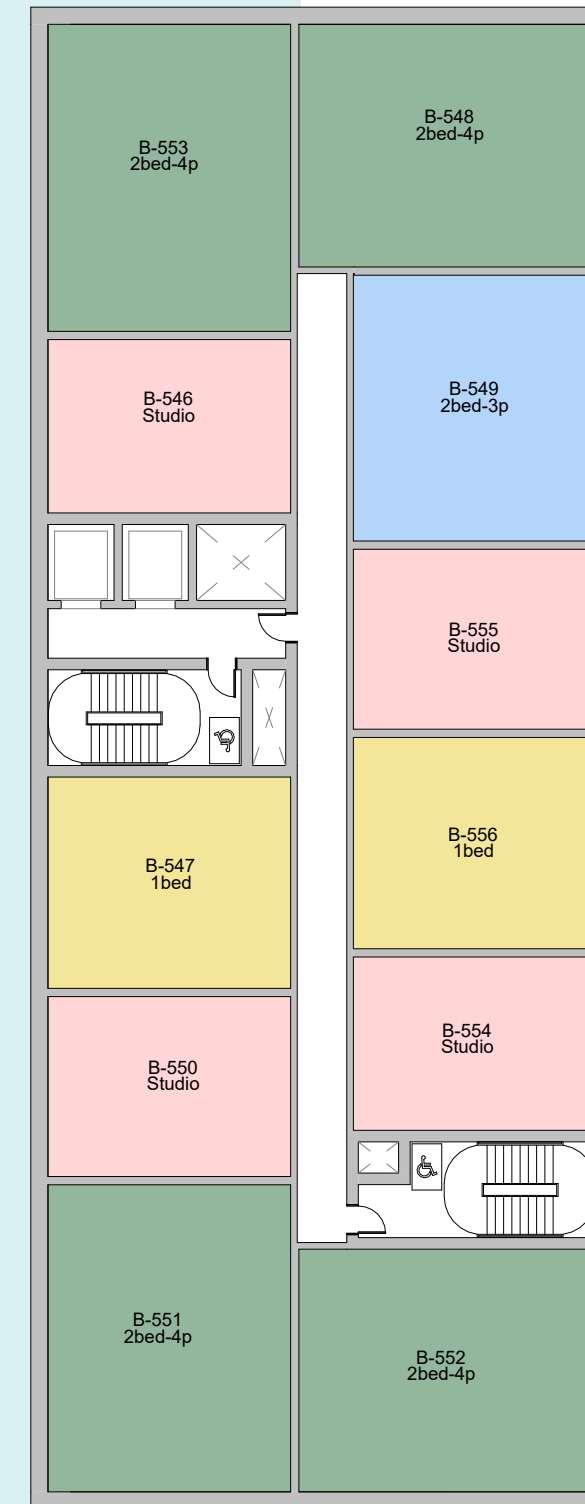
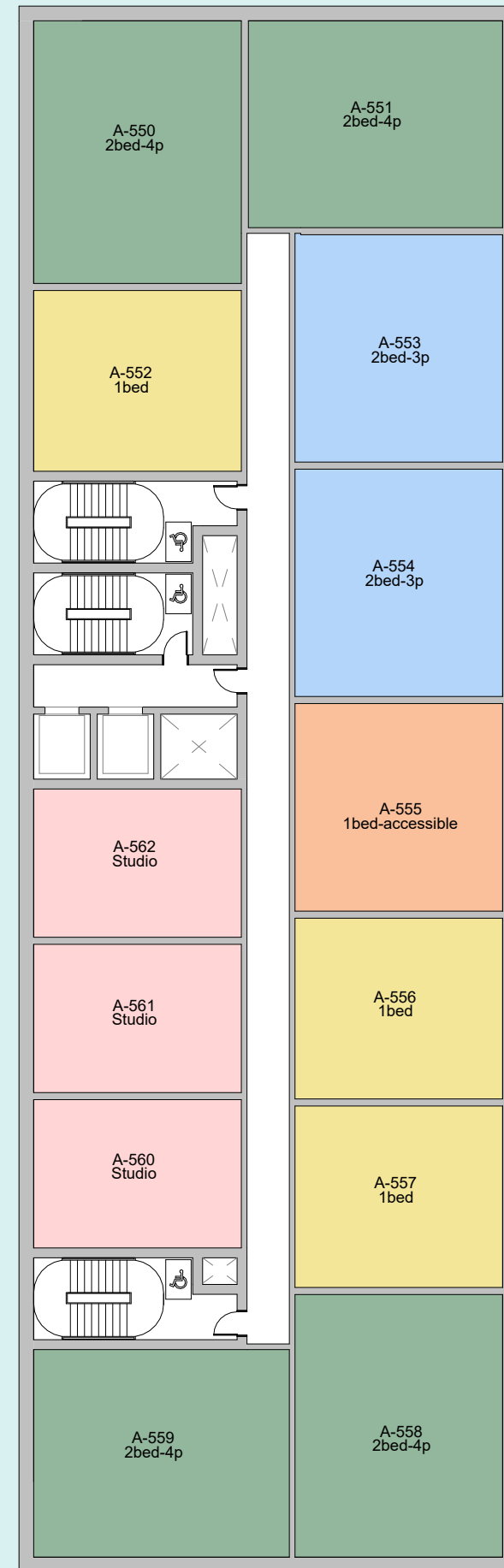
Ground Floor.



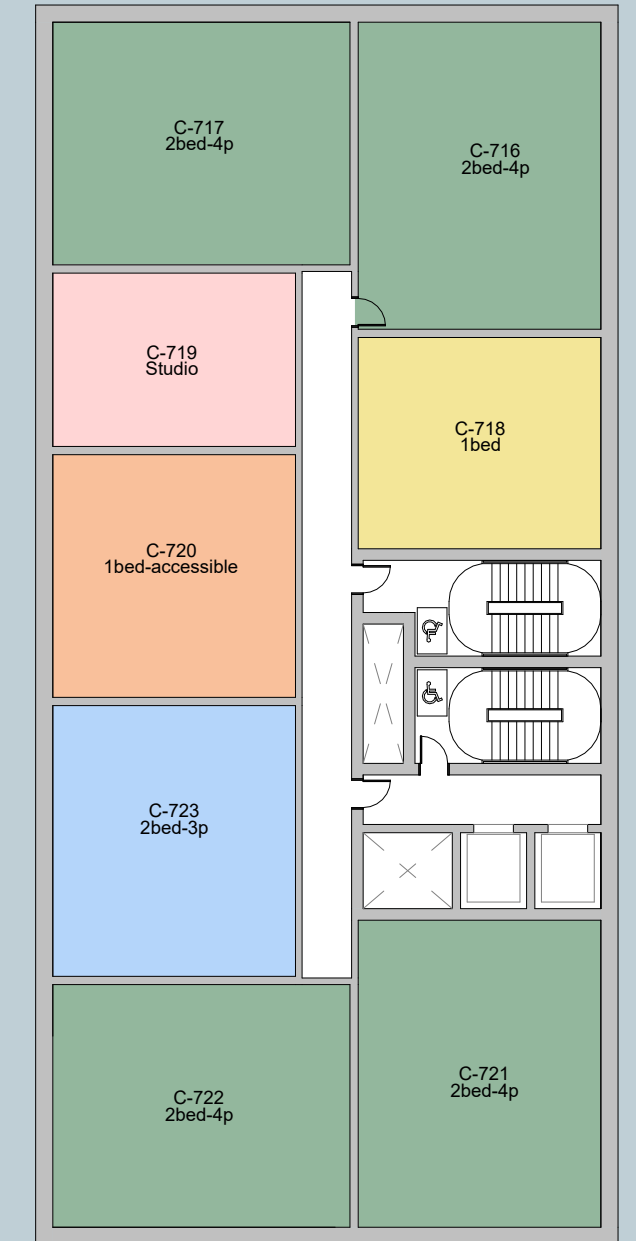
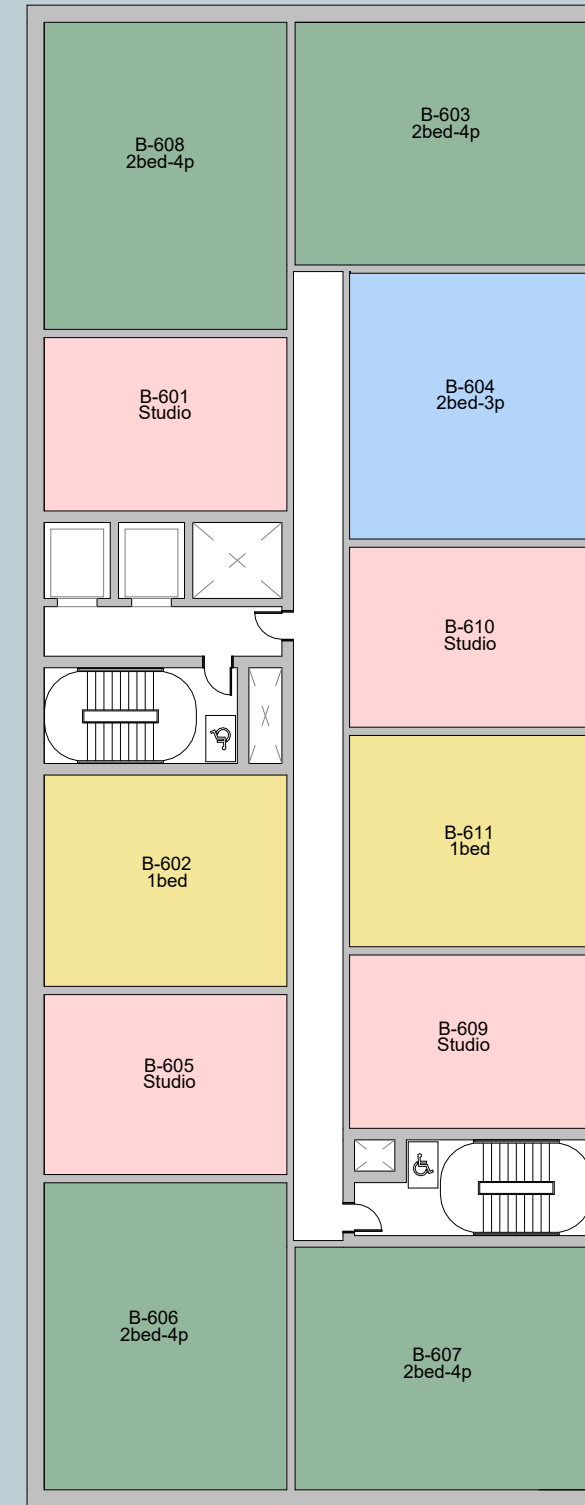
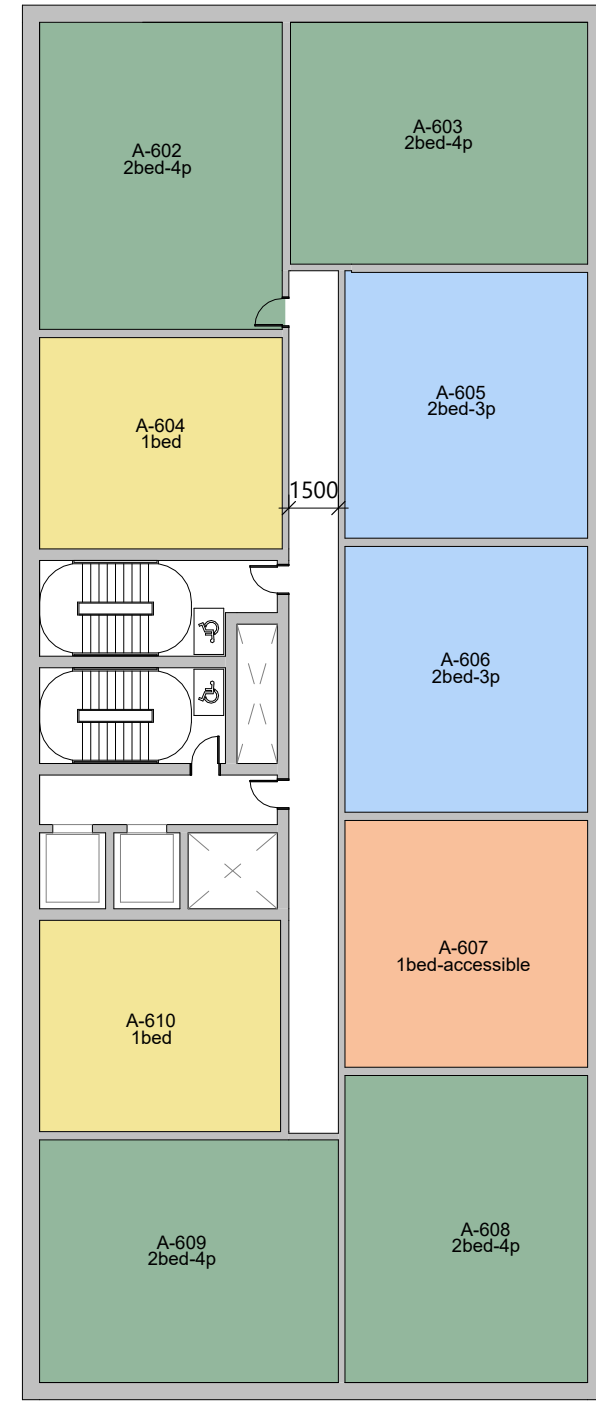
Level 01.



Level 02.



Level 03.



Unit break down.

23-0024

Yorkhill Quay BTR

Revised Unit Number: 461

		Quantity per floor																	Total	Mix		
BLOCK A	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	17			
STUDIO	0	3	3	3	3	3	3	3	3	3	3	0	0	0	0	0					30	16.2%
1B Acc.	0	3	3	3	3	3	1	1	1	1	1	1	1	1	1	1					25	13.5%
1B	0	4	3	3	3	3	3	3	3	3	3	2	2	2	2	2					41	22.2%
2B3P	0	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2					29	15.7%
2B4P	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4					60	32.4%
Total	A																		185			
Dual Aspect	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4					60	32.4%
BLOCK B	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
STUDIO	0	1	1	1	1	1	4	4	4	4	4	4	4								33	24.6%
1B Acc.	0	1	1	1	1	1	0	0	0	0	0	0	0								5	3.7%
1B	0	3	3	3	3	3	2	2	2	2	2	2	2								29	21.6%
2B3P	0	1	2	2	2	2	1	1	1	1	1	1	1								16	11.9%
2B4P	0	3	5	5	5	5	4	4	4	4	4	4	4								51	38.1%
Total																134						
Dual Aspect		2	4	4	4	4	4	4	4	4	4	4	4								46	34.3%
BLOCK C	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15						
STUDIO	0	5	4	4	4	4	2	2	2	2	2	1	1	1	1						35	25%
1B Acc.	0	0	0	0	0	0	1	1	1	1	1	1	1	1	1						9	16%
1B	0	2	2	2	2	2	3	3	3	3	3	1	1	1	1						29	20.42%
2B3P	0	1	2	2	2	2	0	0	0	0	0	1	1	1	1						13	9.15%
2B4P	0	4	4	4	4	4	4	4	4	4	4	4	4	4	4						56	39.44%
Total																142						
Dual Aspect		4	4	4	4	4	4	4	4	4	4	4	4	4	4						56	39%
SITE TOTAL	Total																Mix		Dual Aspect Percentage	162	35.1%	
STUDIO	98																21%					
1B Acc.	39																8%					
1B	99																21%					
2B3P	58																13%					
2B4P	167																36%					
Total	461																					

Peel Waters.

Your trusted partner of choice.

Peel Waters is a UK wide portfolio of vibrant and innovative, waterfront developments. Each site is developed to regenerate its unique waterside setting, ensuring that the area is once again a thriving, community-led, world class destination.

The Peel Waters portfolio started with the design, creation, and delivery of MediaCity at Salford Quays. The portfolio now spans over 900 acres, across six UK-wide sites, delivering large-scale regeneration projects, creating new jobs, economic growth, new homes and new public realm across the country.

As an established, trusted, partner of choice; each Peel Waters development is delivered in partnership with leading developers, designers, construction firms and investors to create new-style neighbourhoods which offer a wide variety of high-quality, sustainable homes and well-connected communities.

Peel Waters is part of the family run, Peel Group which has been operating across the UK for over 50 years.



The Peel Waters Portfolio includes:

- Chatham Waters
- Glasgow Waters
- Liverpool Waters
- Manchester Waters
- Trafford Waters
- Wirral Waters



Get in touch.



To find out more and to register your interest in this fantastic opportunity please contact:

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