

# TO LET HIGH BAY DISTRIBUTION UNIT

## 56,984 SQ FT (5,294 SQ M)

- Modern stand-alone facility
- Excellent location with direct access to motorway network
- 6 drive-in loading doors
- High quality 2 storey offices
- 33 car parking spaces (potential for additional spaces under separate agreement)
- Extensive surfaced yard area

# ATLAS EUROCENTRAL

12 Dovecote Road • Eurocentral • ML1 4GP





# ATLAS EUROCENTRAL

Atlas Eurocentral comprises a steel portal framed warehouse facility with ancillary ground and first floor office accommodation, car parking and a secure dedicated loading yard.

Eurocentral is strategically located adjacent to the A8/M8 which in turn connects to the M73 and M74 motorways at the Baillieston Interchange, located approximately 3 miles to the west.

Edinburgh and Glasgow are also within easy reach lying approximately 36 miles east and 13 miles west respectively.



**HIGH BAY  
DISTRIBUTION  
FACILITY**  
**56,984 SQ FT**  
**(5,294 SQ M)**

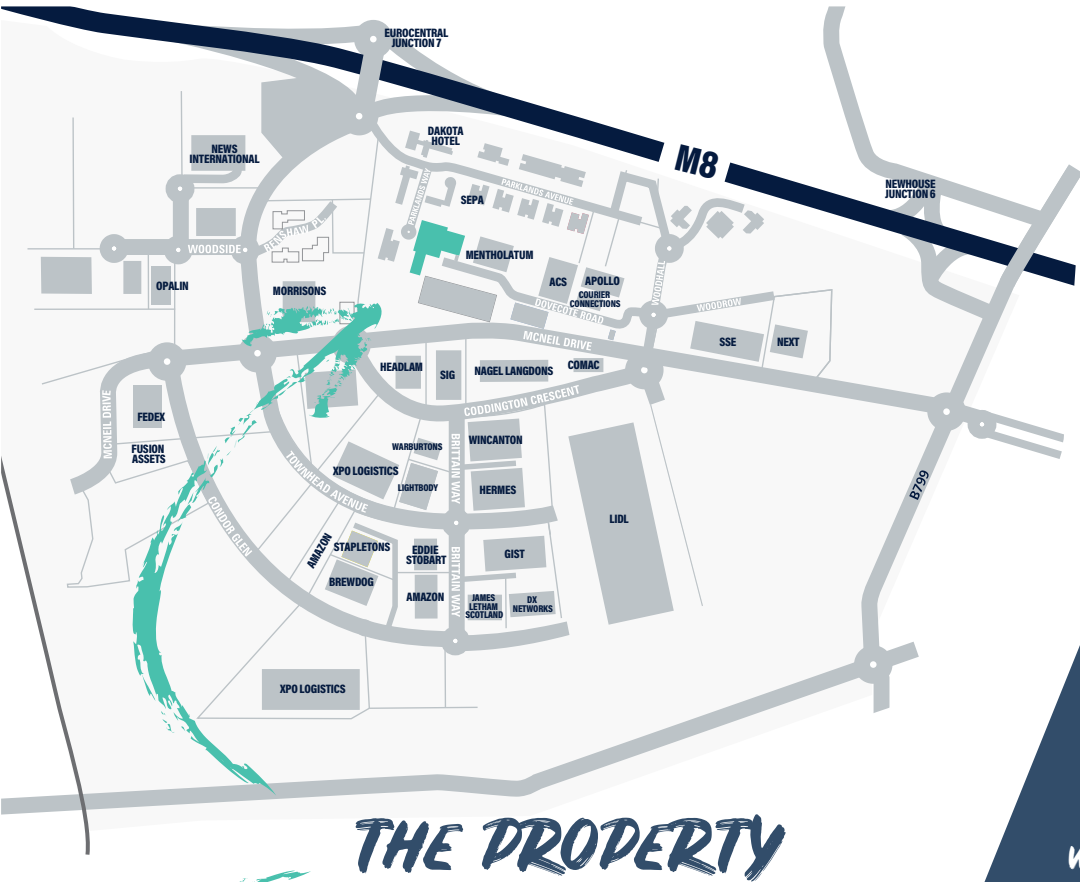
## DESCRIPTION

- The subjects comprise a modern stand-alone high bay distribution facility.
- 10m eaves
  - 6 drive-in loading doors
  - 50 kN/m<sup>2</sup> floor loading capacity
  - High quality 2 storey offices
  - 33 car parking spaces (potential for additional spaces under separate agreement)
  - Extensive concrete surfaced yard area

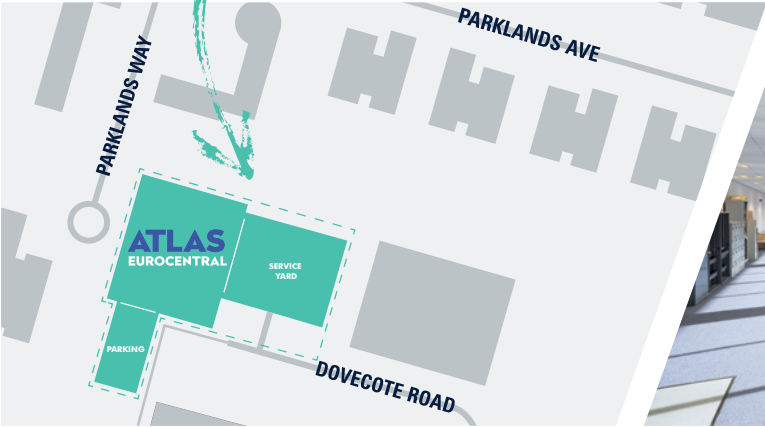
## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the following Gross Internal Area:

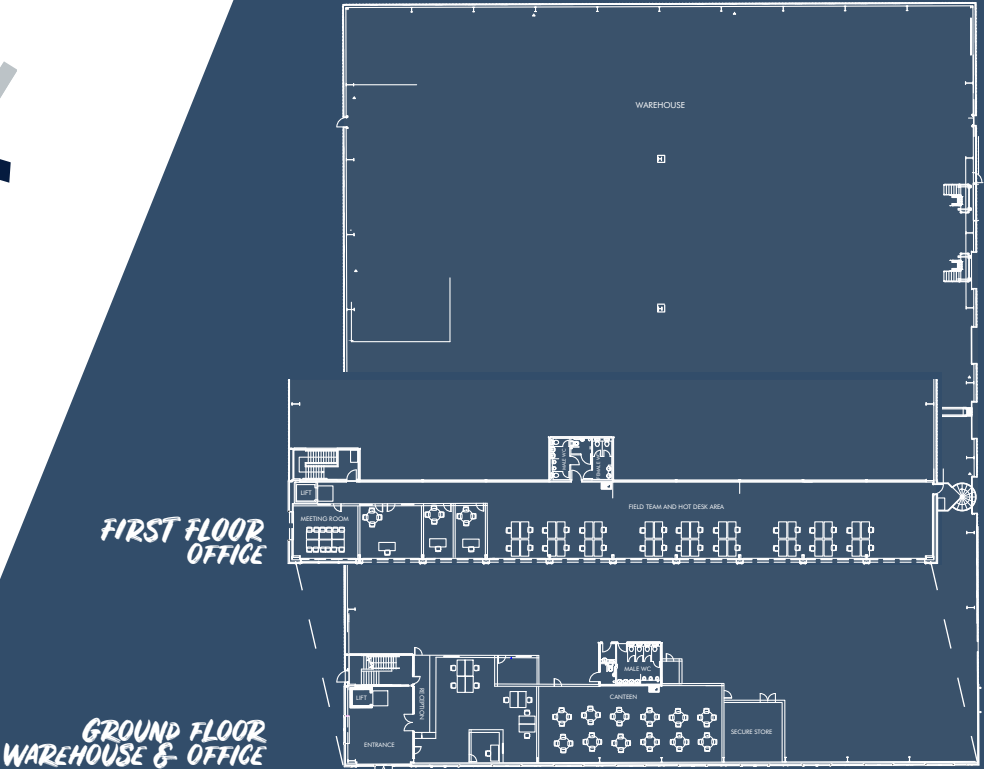
Distribution Warehouse	47,265 sq ft	4,391 sq m
Ground Floor Office	4,305	400 sq m
First Floor Office	5,414	503 sq m
Total	56,984	5,294 sq m



THE PROPERTY



## FLOOR PLANS



# LOGISTICS MADE EASY PRIME CENTRAL BELT LOCATION

## DRIVE TIMES

GLASGOW	15 mins
EDINBURGH	35 mins
STIRLING	35 mins
CARLISLE	90 mins
NEWCASTLE	150 mins



## LEGAL COSTS

Each party will be responsible for their own legal costs involved in any transaction.

## BUSINESS RATES

The subjects currently have a rateable value of £240,000.

## TERMS

The subjects are available by way of a sublease or assignment, with a break option in May 2026 and the existing expiry in May 2031.

## EPC

Atlas has an EPC rating of B.

## FURTHER INFORMATION

For further information or an appointment please contact:



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