

BROKEN CROSS Junction 11 M74

SAT NAV
ML11 9PB

On instruction of



TO LET



INDUSTRIAL & OPEN STORAGE OPPORTUNITIES

- Industrial from approx. 2,000 sq ft
- Open storage from approx. 0.5 acre
- Well located between Junctions 11 & 12 of M74
- Close to Cairn Lodge / Happendon Services
- Available to lease on flexible terms

BROKEN CROSS

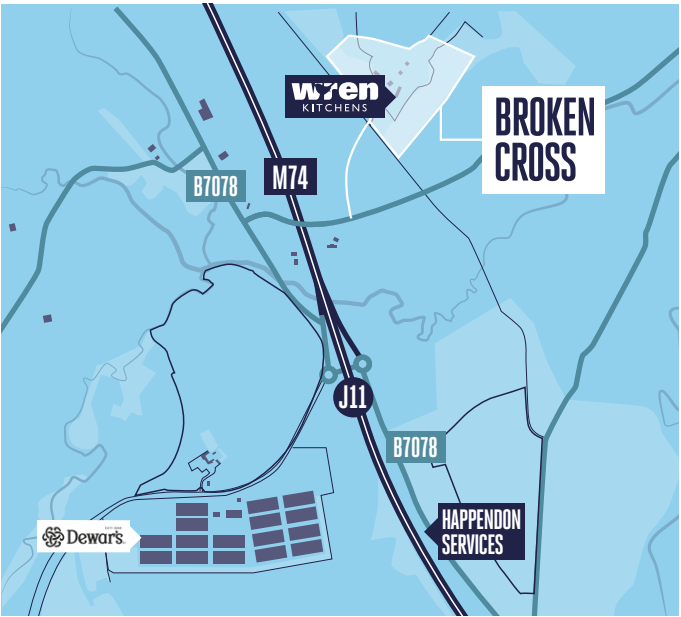
Junction 11

M74

SAT NAV
ML11 9PB

LOCATION

The Broken Cross site is accessed from the B7078 which connects with Junction 11 of the M74, located approximately 30 miles south of Glasgow City Centre. The B7078 also provides connectivity to nearby Happendon Services which serves the location with high quality amenity.



DRIVE TIMES

Glasgow	35 minutes
Carlisle	1 hour 15 minutes
Edinburgh	1 hour 20 minutes
Manchester	3 hours
Birmingham	4 hours 25 minutes

DESCRIPTION

Broken Cross totals in excess of 50 acres (20 hectares) and comprises a mixture of industrial workshop, storage, offices and open storage sites.

All of the buildings are of relatively modern construction and would come with adequate external yard, loading or car parking space as illustrated in the selection of photographs.

ACCOMMODATION

The available accommodation provides the following Gross Internal Areas is as follows:

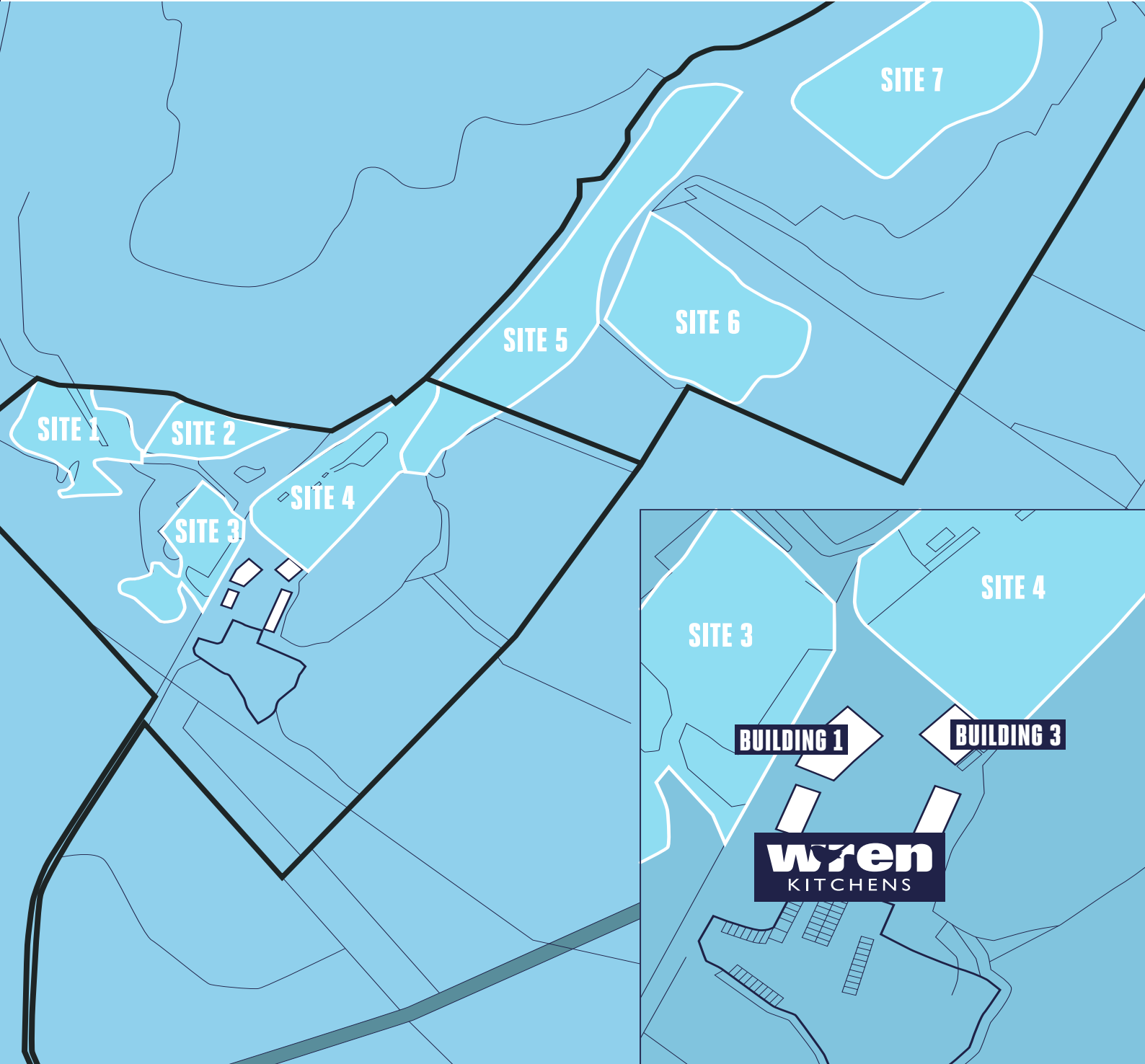
There are also seven site areas available as shown within the plan.

SITE	HECTARES	ACRES
SITE 1	0.98	2.42
SITE 2	0.53	1.31
SITE 3	0.86	2.13
SITE 4	1.50	3.71
SITE 5	2.58	6.37
SITE 6	2.39	5.91
SITE 7	2.76	6.83

BUILDING 1
Industrial 511 sq m (5,500 sq ft)



BUILDING 3
Industrial 338 sq m (3,638 sq ft)





BROKEN CROSS Junction 11 M74

SAT NAV
ML11 9PB

LEGAL COSTS

Each party will bear its own legal costs in any transaction and the tenant / purchaser will be responsible for any LBTT and registration dues applicable.

VAT

VAT will be charged at the prevailing rate.

ASKING TERMS

Quoting terms are available on application.

VIEWING & FURTHER INFORMATION



Savills
163 West George Street
Glasgow G2 2JJ

Ross Sinclair
+44 (0) 141 222 4145
rsinclair@savills.com

IMPORTANT NOTICE Savills for themselves, and where applicable their joint agent(s), and for vendors or lessors of this property whose agents they are give notice that: i) these particulars are produced in good faith and are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; ii) no person in the employment of Savills, and where applicable their joint agent(s), has any authority to make or give any representation or warranty in relation to this property. June 2020.