



FULCRUM ONE&TWO

TANNOCHSIDE PARK
UDDINGSTON, GLASGOW G71 5PU

- PLANNING GRANTED
- YEAR 1 - 100% RATES FREE*
- CONSTRUCTION PROPOSED TO START SPRING 2023

2 Brand New Industrial & Logistics Warehouses

18,611 SQ FT (1,729 SQ M) &
27,857 SQ FT (2,588 SQ M)



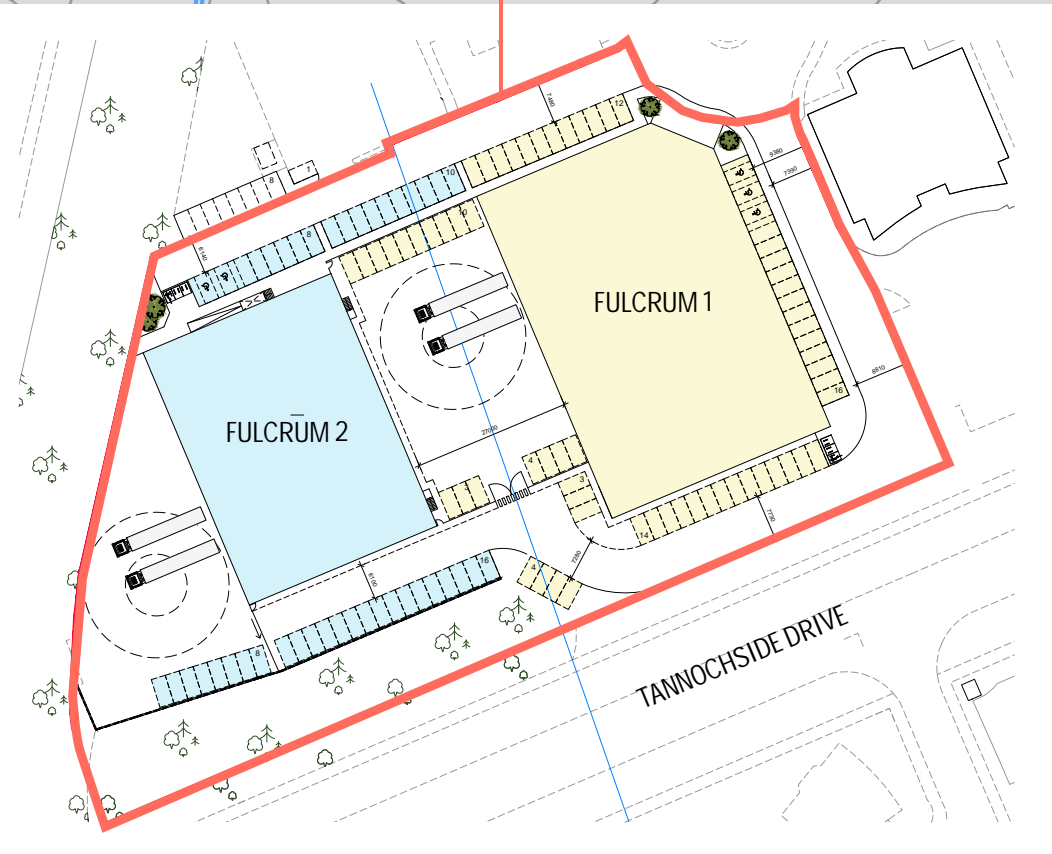
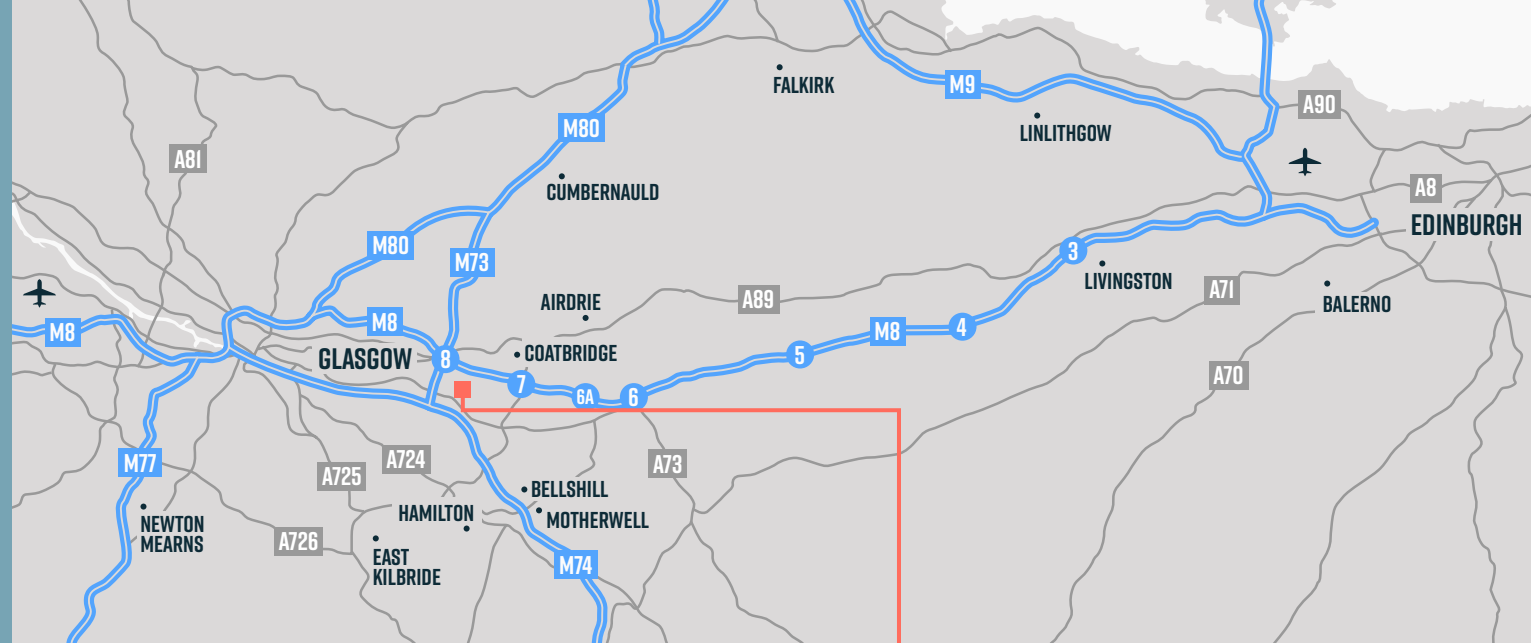
COMING
SOON

LOCATION

Tannochside Park is situated in an excellent location for logistics and manufacturing. The Park lies approximately half a mile from the M8/A8, connecting Glasgow (8 miles to the west) and Edinburgh (35 miles to the east).

The M73 and M74 (M6) motorways also lie within a 5 minute drive of the Park. Tannochside is located within the industrial heart of Scotland and is linked to the rest of Europe by the Eurocentral Freight Terminal located at Mossend.

Other industrial occupiers within the Park include **DPD, Whistl, Macphie, Wayfair, Hilti, Artisanal Spirits, Belgrade Insulation, Sky, Slater Menswear** and **Caledonian Plywood Company**.



DRIVE TIMES

Glasgow City Centre	20 mins
Stirling	40 mins
Edinburgh	50 mins
Aberdeen	2 hrs 40 mins
Newcastle	2 hrs 40 mins



SITUATION



- | | |
|---------------------------|-------------------------------------|
| 01 STEER
AUTOMOTIVE | 08 MACFARLANE
PACKAGING |
| 02 WHISTL | 09 WAYFAIR |
| 03 DPD | 10 HILTI |
| 04 MCD
SCOTLAND | 11 CALEDONIAN
PLYWOOD
COMPANY |
| 05 MACPHIE | 12 ARTISANAL
SPIRITS |
| 06 AMARI
PLASTICS | 13 ELLISMUIR
WAY |
| 07 BELGRADE
INSULATION | |

The new build redevelopment at Fulcrum, Tannochside Business Park offers a 27,857 sq ft industrial / warehouse unit to let. Fulcrum 1 comprises of steel portal frame construction.

ACCOMMODATION

Unit	Sq m	Sq ft
Warehouse	2,303	24,789
Office	285	3,068
TOTAL	2,588	27,857

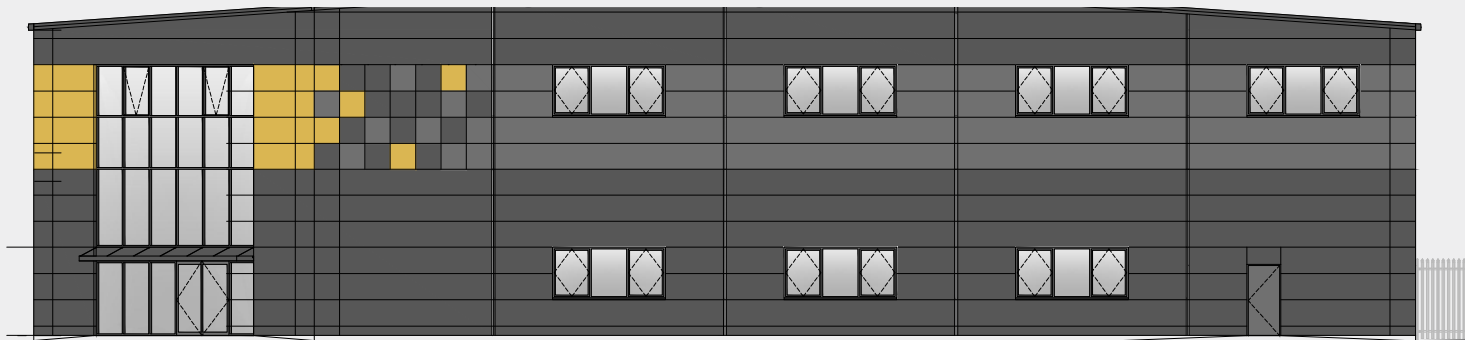


GREEN CREDENTIALS

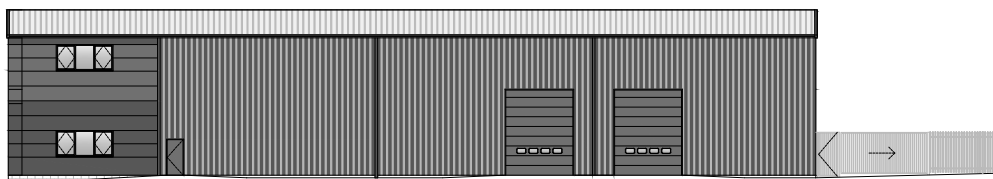
- EV charging
- BREEAM target 'Excellent'
- EPC target 'A'
- Photovoltaic roof panels
- Recessed LED lighting
- Bike racks

SPECIFICATION

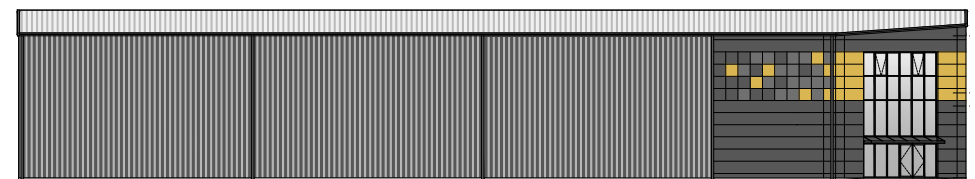
- Warehouse and office accommodation
- 9m eaves height
- Clear internal height below haunch 7.55m
- 2 insulated loading doors 4m wide by 4.5m high
- Space for manned reception
- Fully accessible, including 4 person lift
- Male, female and accessible WCs on ground and first floor
- Suspended ceiling and raised access floor
- Openable windows
- 66 parking bays, including 5 accessible



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Fulcrum 2 offers 18,611 sq ft industrial /warehouse unit to let comprising of steel frame construction.

ACCOMMODATION

Unit	Sq m	Sq ft
Warehouse	1,558	16,770
Office	171	1,841
TOTAL	1,729	18,611



GREEN CREDENTIALS

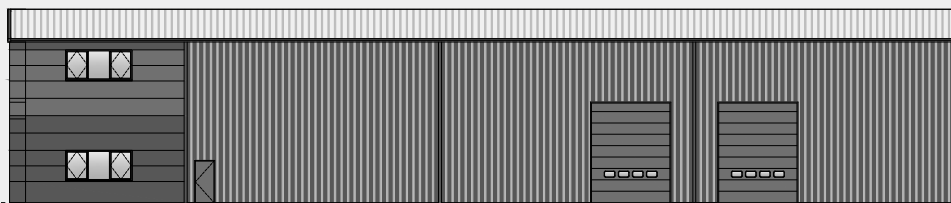
- EV charging
- BREEAM target 'Excellent'
- EPC target 'A'
- Photovoltaic roof panels
- Recessed LED lighting
- Bike racks

SPECIFICATION

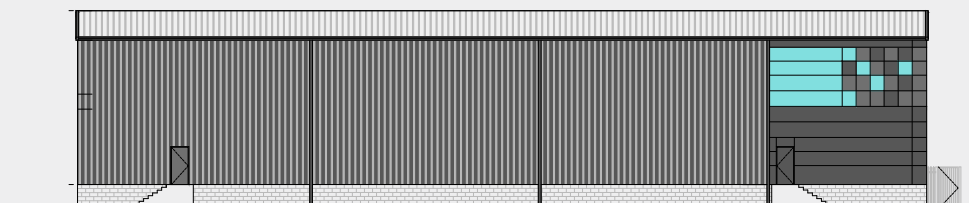
- Warehouse and office accommodation
- 8m eaves height
- Clear internal height below haunch 6.725m
- 2 insulated loading doors 4m wide by 4.5m high
- Space for manned reception
- Fully accessible, including 4 person lift
- Male, female and accessible WCs on ground and first floor
- Suspended ceiling and raised access floor
- Openable windows
- 42 parking bays, including 5 accessible



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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BUSINESS RATES

The buildings will require to be assessed for rates once a tenant takes occupation.

*As new build units, the tenants are likely to be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshire Assessor's Department: 01698 476 000.

TERMS

The properties are available to lease on Full Repairing and Insuring (FRI) terms.

RENT

Available on application.

LEGAL COSTS

Each party will be responsible for their own legal costs. In the normal manner the incoming tenant will be responsible for payment of Land & Buildings Transactions Tax (LBTT) and Registration Dues.

VAT

VAT will be payable on all quoted figures.

EPC

An EPC will be provided on completion. Targeting an EPC rating of 'A'.

FURTHER INFORMATION

For further information please contact the joining agents:



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