

TO LET

NEW PRIME LOCATED INDUSTRIAL & LOGISTICS WAREHOUSE FACILITY

24 GLASGOW & EDINBURGH ROAD, LINK PARK, NEWHOUSE, MOTHERWELL, ML1 5GJ



- > Brand New Industrial & Logistics Warehouse
- > Offices/Welfare Facilities
- > Substantial 52m Deep Secure Yard
- > Large Car Park
- > Dock & Ground Level Loading
- > 8M Eaves Height
- > High Profile Location adjacent to J6 M8
- > Flexible Terms



YEAR 1 -
RATES FREE*



47,565 SQ FT / 4,419 SQ M ON A SITE OF 5.9 ACRES (1.96 HA)

LOCATION

THE PROPERTY OCCUPIES A PRIME INDUSTRIAL LOCATION IN NEWHOUSE, NORTH LANARKSHIRE.

Newhouse benefits from a high profile location on the M8 corridor with Glasgow 12 miles west and Edinburgh 35 miles east. The property benefits from close proximity to Junction 6 of the M8 motorway linking both Edinburgh and Glasgow along with easy access to the Baillieston Interchange which links the M8 with the M74/M6 and M73 motorways.

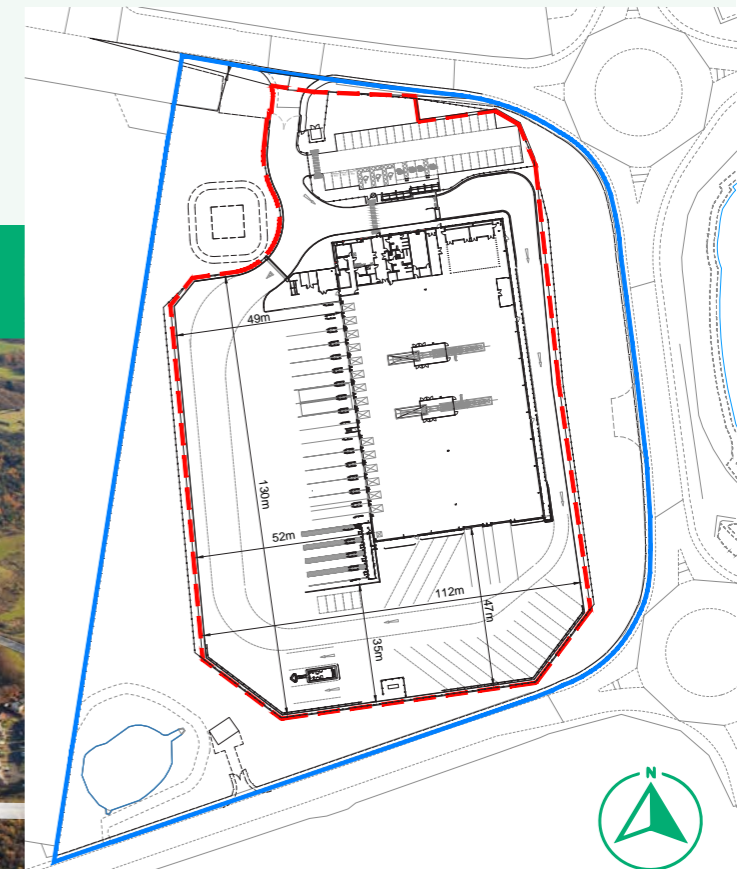
The property itself is situated within Link Park which is located between the M8 motorway and Edinburgh Road, 1 minutes' drive from Junction 6 M8.

Notable Newhouse industrial occupiers include; Co-op, Brakes, Halfords, Rokbak/Volvo, UPS, WH Malcolm, Arnold Clark, Resideo (Honeywell) and XPO. Newhouse is situated adjacent to Eurocentral, Scotland's most modern purpose built "big box" distribution and industrial park, where occupiers include; Amazon, Lidl, Morrisons, NHS, Wincanton, FedEx, Hermes XPO, DPD, DX, GIST, Warburtons, Headlam, Sheffield Insulation, Brewdog, Stapletons Tyres, ACS Clothing, Mentholatum, Scottish & Southern Energy, Scania, Next and News International.



DRIVE TIMES

Glasgow	12 miles	20 mins
Glasgow Airport	22 miles	32 mins
Edinburgh Airport	26 miles	35 mins
Edinburgh	35 miles	45 mins
Dundee	87 miles	1 hr 27 mins
Carlisle	87 miles	1 hr 37 mins
Newcastle	143 miles	2 hr 19 mins
Aberdeen	147 miles	2 hr 30 mins
Inverness	170 miles	2 hr 58 mins
Manchester	217 miles	3 hr 42 mins
Birmingham	292 miles	4 hr 50 mins



DESCRIPTION

The property comprises a brand new industrial and logistics warehouse with associated offices and welfare facilities. Externally, the property includes staff and visitor parking together with an extensive concrete service yard all within a fully secure site.



SPECIFICATION:

Steel portal frame construction with “hit and miss” internal central columns

8m eaves height

2 No. Ground Level Access Doors (6.5m H x 5.5m W)

15 No. Loading Docks – Vehicle Range – Max length 18.5m double deck

42 No. Car Parking Spaces

HGV Parking – 19 No inclusive of 4nr trailer wash bays

BREEAM Very Good

Electrical Capacity – 383 kVA

Standby Generator

35,500 Litre Capacity On Site Fuel Island

Vehicle Wash Gantry

Automatic barrier to HGV Entrance

Full Perimeter Security Fencing and CCTV Coverage

FM2 reinforced concrete floor slab with power floated finish, loading 50 Kn/m2.

15% natural roof lights.

Fitted out and decorated office and welfare areas at ground floor including WCs and kitchen area, all fully serviced.

Lighting, power and mechanical ventilation to the warehouse.

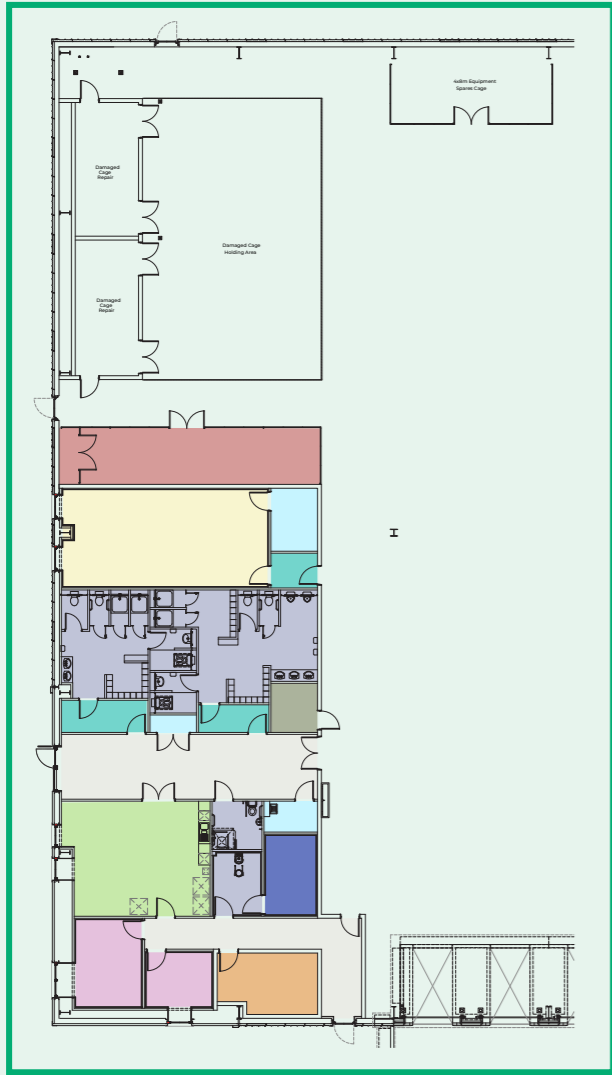
Concrete service yard with 25m turning circles.

Security gates at main entrance and automatic barriers at entry and exit points.

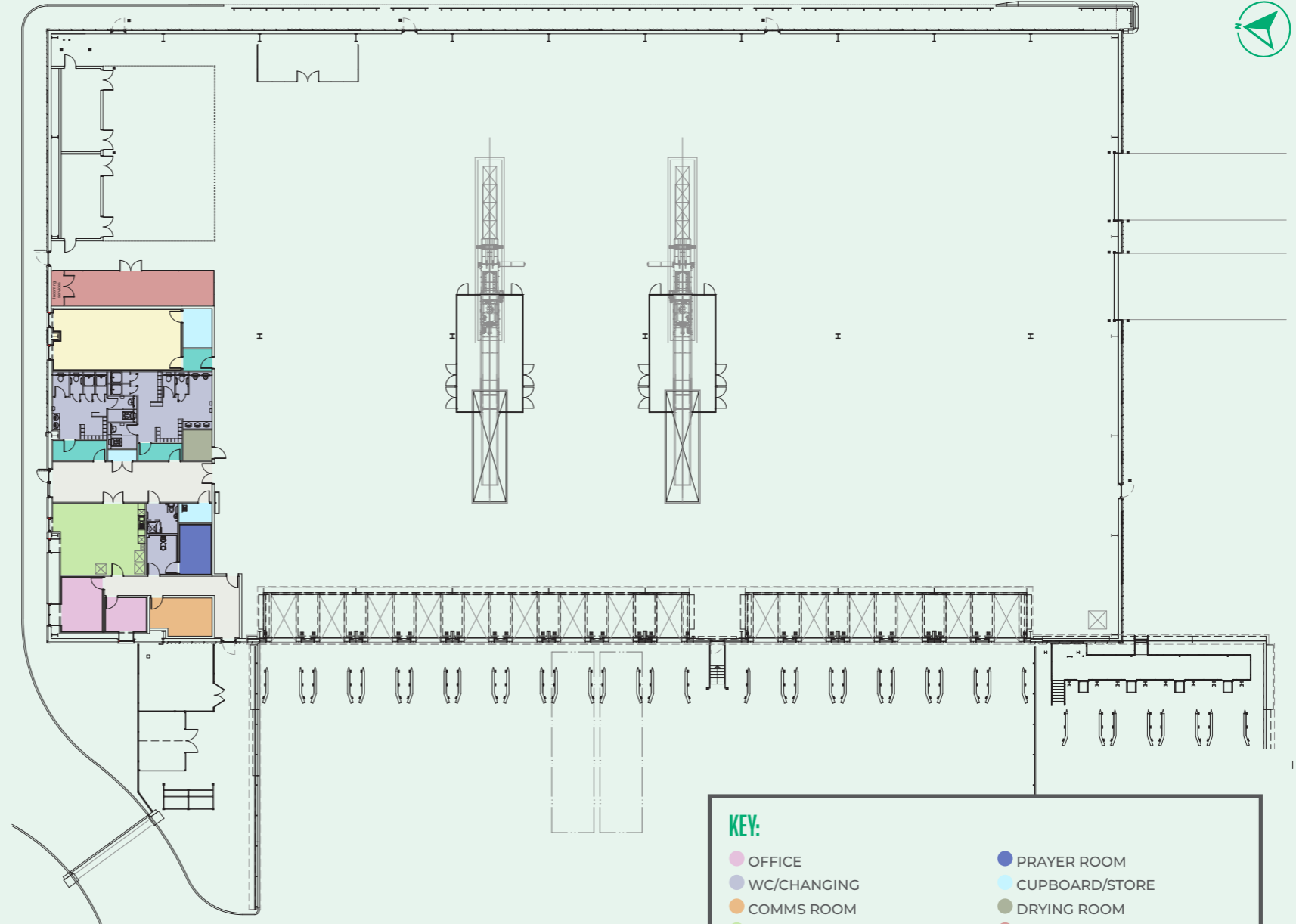
Paladin security fence to yard and car parking areas.



FLOOR PLANS



MAIN OFFICE - 4,252 SQ FT / 395 SQ M



WAREHOUSE 43,313 SQ FT / 4,024 SQ M

KEY:

- OFFICE
- WC/CHANGING
- COMMS ROOM
- CANTEN
- CIRCULATION
- PRAYER ROOM
- CUPBOARD/STORE
- DRYING ROOM
- PLANT ROOM
- TRAINING ROOM

FLOOR AREAS

	Sq Ft	m2
Warehouse	43,313	4,024
Office/Welfare area	4,252	395
Total GIA (approx)	47,565	4,419

The property lies on a site of approx. 5.9 acres (1.96 ha) net area.

LOCAL AUTHORITY RATES

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

*As a new build unit, the tenant is likely to be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshires Assessor's Department: 01698 476 000.

TERMS

The property is held on the basis of a new Full Repairing and Insuring lease expiring in 2040 with the current passing rent being £577,914.75 p.a.

Our clients are seeking to agree a sub-lease of a relatively short term nature. Further details available on request.

LEGAL COSTS

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

EPC

Targeting an EPC rating of "A". A copy of the EPC will be provided on completion.

VAT

VAT will be payable on all quoted figures.

CONTACT

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The agents for themselves and for the vendors of this property whose agents they give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of agents has any authority to make or give any representation or warranty whatever in relation to this property. **October 2022.**
Produced by Designworks.

