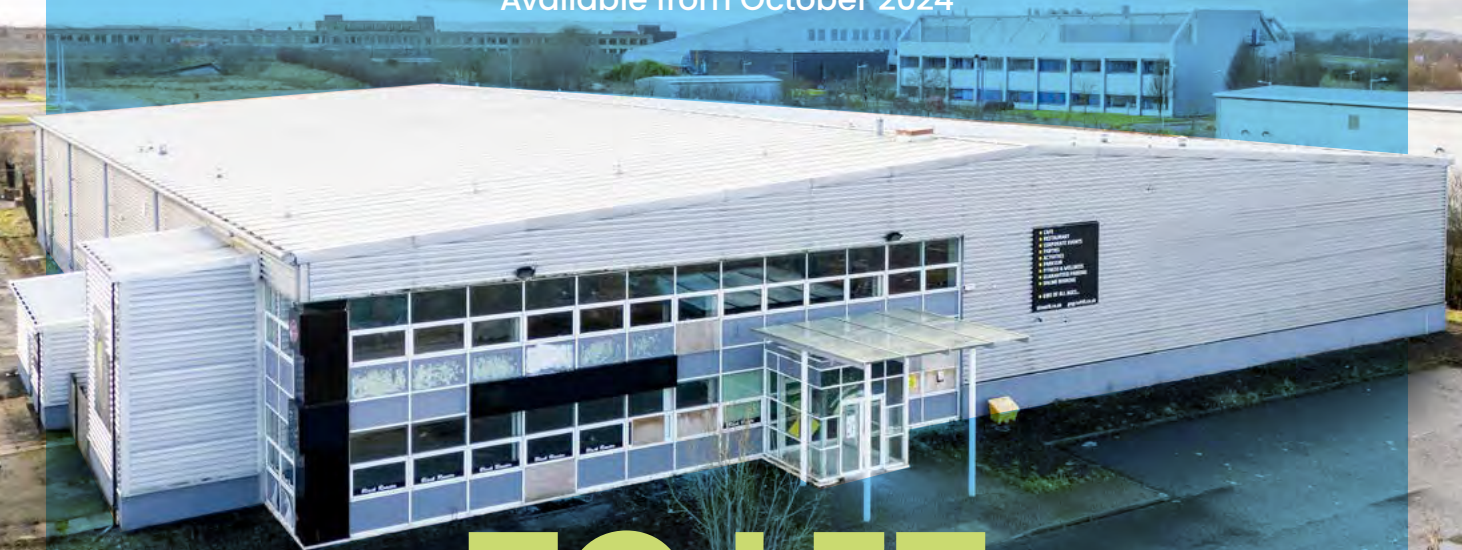


To be refurbished
including completely new
office accommodation

1 YORK ROAD

NEWHOUSE, ML6 8HW, NORTH LANARKSHIRE

Available from October 2024



TO LET

29,795 sq ft (2,768 sq m)

Modern Industrial & Logistics Facility | Prime Location on M8 corridor

LOCATION

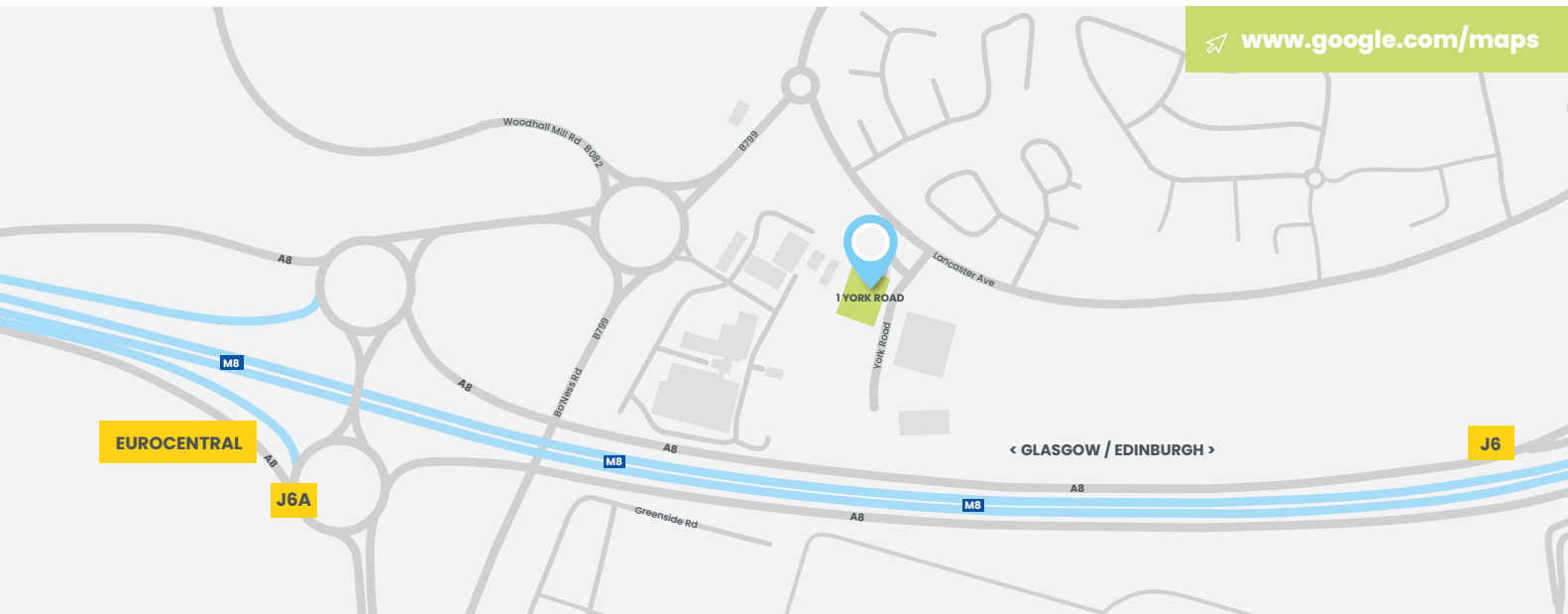
1 York Road benefits from a highly prominent position along the M8 corridor and is strategically placed 13 miles from Glasgow and 34 miles east of Edinburgh. York road provides direct access to the M8. The building is located in close proximity to both Junctions 6a and Junction 6. The Baillieston Interchange is also in close proximity which links the M8 to the wider motorway network.

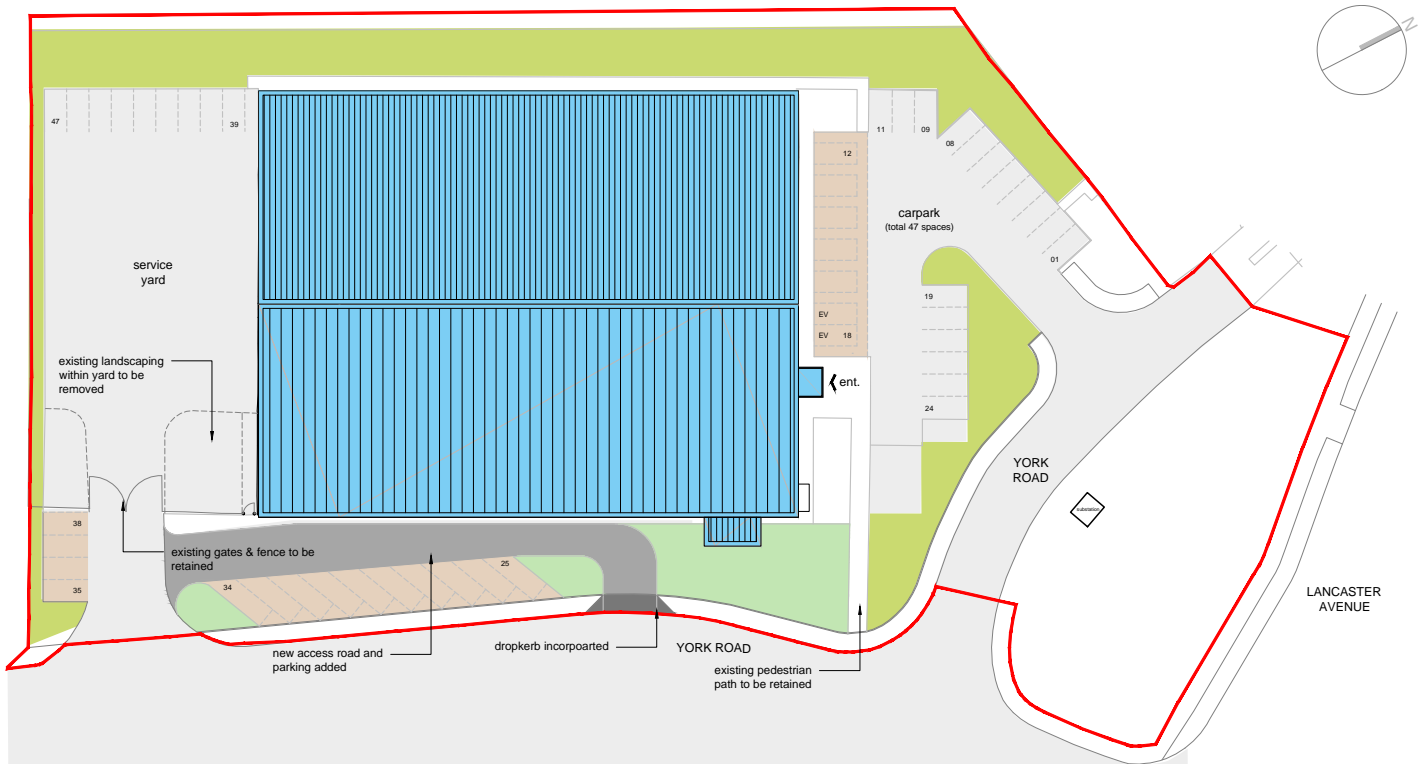
Glasgow and Edinburgh International Airports can be reached within approximately 30 minutes from York Road. Eurocentral lies within 2 miles of property which offers Scotland's first freight terminal that can service the wider UK and Europe.

Nearby occupiers include:

Honeywell

MALCOLM
LOGISTICS





SPECIFICATION

The property comprises a modern detached industrial and logistics facility comprised of a steel portal framed construction with the following specification.

-  6.04m to eaves
-  7.24m to apex
-  Refurbished unit with new office accommodation
-  Insulated cladding
-  LED lighting
-  Secure yard
-  2 roller shutter doors
-  Glazed reception entrance
-  47 parking spaces including 2 EV charging points
-  Welfare provisions
-  Power TBC
-  Floor loading capacity 35 KN/M2

ACCOMMODATION

Warehouse: 28,019 sqft 2,603 m²

Office accommodation: 1,776 sq ft 165 m²

Total: 29,795 sq ft 2,768 m²



1 YORK ROAD

NEWHOUSE, ML6 8HW NORTH LANARKSHIRE

Lease Terms:

The accommodation is available on the basis of a new Full Repairing and Insuring lease. For all rental information, please contact the listed agents.

Legal Costs:

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

EPC:

A copy of the EPC will be available upon completion of refurbishment works.

VAT:

VAT will be payable on all quoted figures.

Planning:

The property has planning consent for general industrial use (Class 5) and storage and distribution use (Class 6)

JLL and Colliers for themselves and for the vendors or lessors of this property whose agents they are, give notice that- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or their third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

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Please speak to the listed agents for further information.



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