



## INDUSTRIAL / DISTRIBUTION HEADQUARTERS

- > EXCELLENT CONNECTIVITY TO M8 / M73 / M74 MOTORWAY NETWORK AND BEYOND
- > SECURE HARDSTANDING CONCRETE YARD
- > SITE AREA APPROX. 8.1 ACRES
- > WAREHOUSING & OFFICE APPROX. 49,425 SQFT



# FOR SALE / TO LET

**WILSONS ROAD, NEWHOUSE, MOTHERWELL, ML1 5NB**

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**LOCATION**

The subjects benefit from excellent means of connectivity being located a short distance to the South East of the Newhouse Junction of the M8 Motorway which also provides direct access to the A73 Carlisle Road and the B7066; Glasgow and Edinburgh Road which inturn, leads to Wilsons Road. Newhouse Industrial Estate which is located a short distance to the West is a well established Industrial location with a strong occupier mix of national and local operators.

Newhouse lies approximately 15 miles East of Glasgow and 30 miles from Edinburgh and only a few minutes from Airdrie, Coatbridge, Motherwell and Bellshill. The Euro Freight Terminal at Eurocentral is located within 5 minutes drive time. More specifically, the subjects occupy a semi-rural location on Wilsons Road itself.

**DESCRIPTION**

The subject comprise the substantial Headquarters site of The Anderson Group which trades as Sam Anderson (Newhouse) Ltd Haulage Contractors.

The site extends to approximately 8.1 Acres or thereby and principally comprises of secure hard standing yard with a variety of buildings providing office, workshop and warehouse accommodation.

The Yard itself is secure and bound in the main by a mix of steel palisade and chain link fencing and offers excellent quality hard standing concrete surface with other areas being part rolled hardcore.

The workshops are generally of brick built construction surmounted by pitched roofs set upon light steel trusses. The roof coverings are generally clad in corrugates asbestos sheeting incorporating translucent light panels and valley gutters. Eaves heights are approximately 4.5 metres and artificial lighting is provided from Sodium Light Fittings.

The main workshop benefits from 7 No inspection pits and the yard incorporates above ground fuel storage tanks for both white (3 x 90,000 litre tanks) and red diesel. In addition, there are 2 No. Electrical Charging Stations for Refrigerated vehicles.

The office accommodation comprises a 2 storey building of rendered brickwork construction and provides direct access into the main workshop. The main office area provides a driver 'check in' area together with cellular office accommodation.

**RENT / PRICE**

Offers in the region of £150,000pa are invited.  
Alternatively, offers are invited for our clients freehold interest.  
All figures are quoted exclusive of VAT at the prevailing rate

**RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll as 2 separate entries as follows:

62 Wilsons Road	NAV/RV	£71,000
66 Wilsons Road	NAV/RV	£16,100

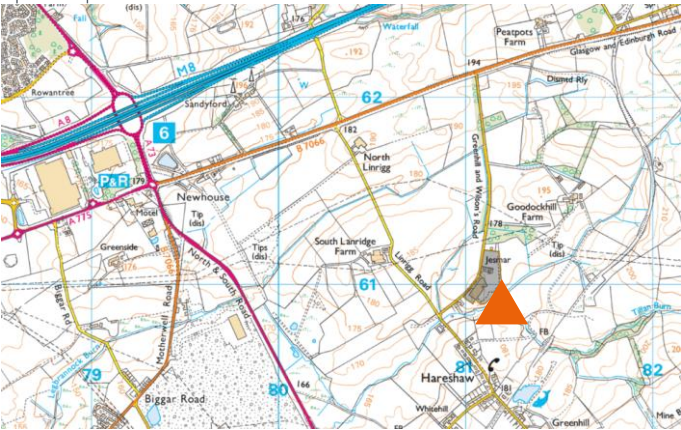
ACCOMMODATION	SqM	SqFt
Warehouse & Workshop	1,418.00	15,263
Warehouse & General Storage	2,523.55	27,163
Vehicle Wash Bay	331.00	3,563
Office, Reception, Circulation, WC's	319.12	3,435
	<b>4,591.67</b>	<b>49,425</b>

The above areas, which have been calculated from on site measurements have been calculated on a Gross Internal area in line with the RICS Property Measurement Professional Statement (2<sup>nd</sup> Edition) and the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

In addition, we calculate the site area to extend to approximately 8.1 Acres or thereby.

**ENERGY PERFORMANCE CERTIFICATE**

An EPC (Section 63) has been prepared and a copy of the EPC (rating E) can be made available to interested parties upon request.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 1441 Cumbernauld Road, Stepps, Glasgow, G33 1AN / Steven W Barnett BLE FRICS / [s.barnett@shepherd.co.uk](mailto:s.barnett@shepherd.co.uk) / 0141 331 2807 / 07720 466018

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