

TO LET

**Secure Industrial Yard
Space**

**Yard Area Between 1 – 2 Acres
Available**

**Excellent Connectivity to
M8/M73/M74 Motorway Network and
Beyond**

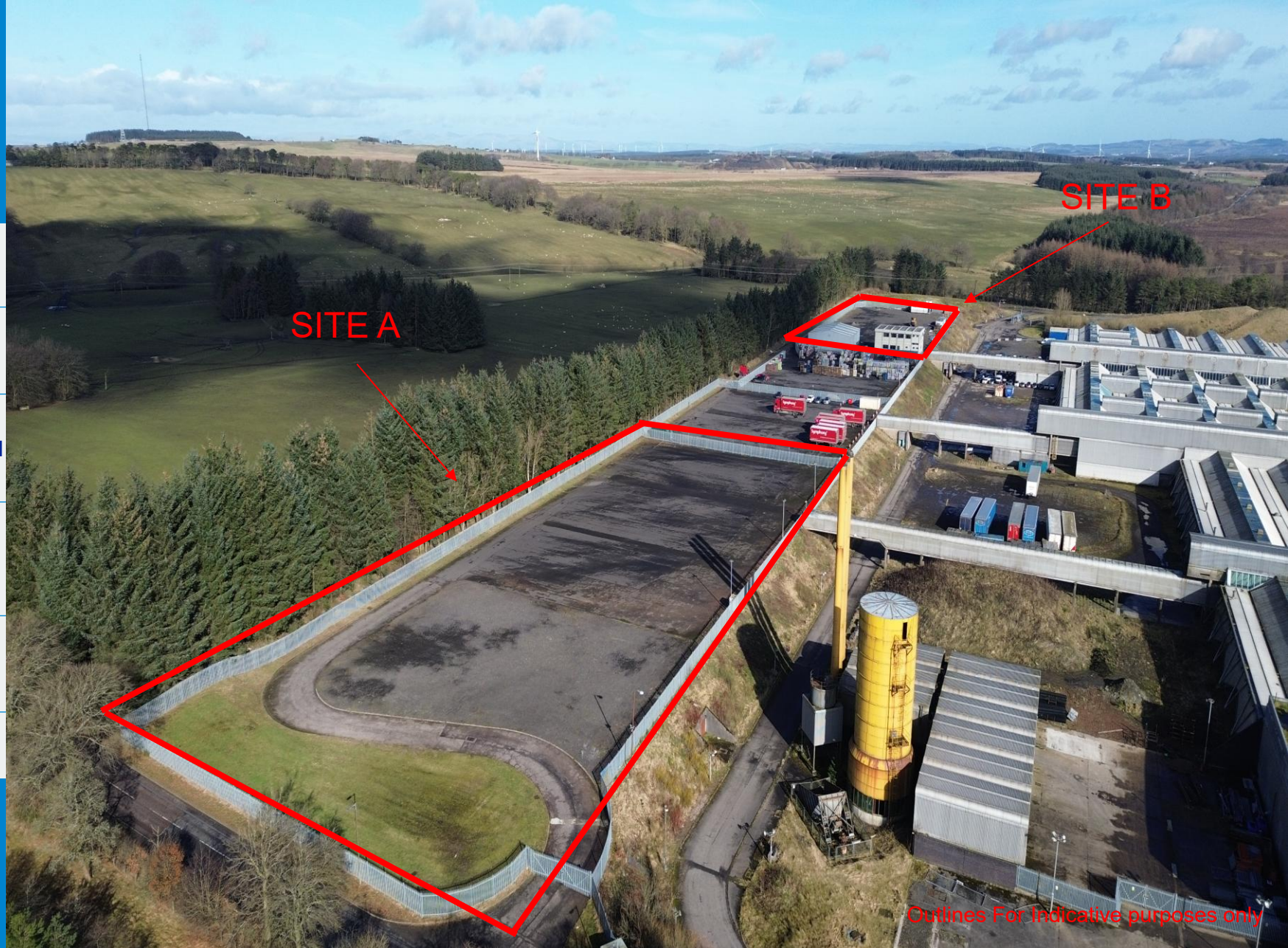
**In Close Proximity To Eurocentral
and Euro Freight Terminal**

Available In Whole Or In Part

Rent: Upon Application



CLICK HERE FOR VIDEO TOUR!



Outlines For Indicative purposes only

JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTS, ML7 4EQ

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Location & Description

JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ



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LOCATION

The subjects benefit from excellent means of connectivity, being located a short distance to the South West of Junction 5, off the M8 Motorway on Calderhead Road, on the northern periphery of Shotts. Junction 5 provides direct access to the B7057 off the M8 motorway which in turn provides direct access to Calderhead Road. The subjects are located in a long-established industrial location, with surrounding commercial occupiers to include Tyers Life UK Ltd, GRS Gadgets Limited, CPA Engineered Solutions Ltd, Cooper Bros Shotts.

Junction 5, M8 Business Park lies approximately 25 miles East of Glasgow and 20 miles West from Edinburgh and is only a short distance from the main Lanarkshire towns of Airdrie, Coatbridge, Motherwell and Bellshill. The Euro Freight Terminal at Eurocentral is located within 15 minutes drive time.

DESCRIPTION

The subjects comprise a secure yard that provides excellent quality, hard standing concrete surface with other areas being part rolled hardcore. The site benefits from palisade fencing and lighting columns throughout. Means of water and electricity services are also available should these be required.

The business park acts as a substantial warehouse and distribution hub and has recently undergone a series of refurbishment works throughout.



Photos

JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ



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Photos

JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD,
SHOTTS, ML7 4EQ





The Detail

JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD,
SHOTTS, ML7 4EQ

SITE SIZE

Accommodation	Size (Acres)
Site A	2.00
Site B	1.00
Total	3.00

RENTAL INFORMATION

Upon Application

RATEABLE VALUE

The subjects will need to be reassessed by the local rating department upon entry.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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