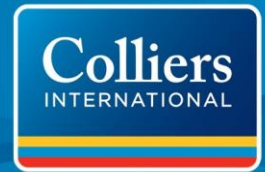


TO LET

PRELIMINARY



**MODERN DETACHED DISTRIBUTION/
PRODUCTION UNIT WITH LARGE SECURE YARD**



Athena, Eurocentral, 5 Dovecote Road, Motherwell ML1 4GP

- **TIMING OF VACANT POSSESSION BY AGREEMENT**
- High Quality Modern Facility
- 7.0m Eaves Height to underside haunch rising to 8.4m at apex
- 3 Ground Level Access Doors
- 2 Storey Offices
- Large Secure Yard
- Generous Parking (minimum 58 spaces)
- Excellent road connections adjacent to Eurocentral M8 junction
- Recently completed M8 upgrade works

41,310 sq ft (3,838 sq m)

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Iain Davidson
Logistics & Industrial
+44 141 226 1056
Iain.Davidson@colliers.com

Property Ref: **23978**

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Glasgow
G2 1RW
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Athena, Centralpoint, Eurocentral, 5 Dovecote Road, Motherwell ML1 4GP

LOCATION

Centralpoint comprises a development of high quality modern distribution/production buildings within Scotland's premier industrial park, Eurocentral.

Eurocentral is strategically located immediately adjacent to and overlooking the recently upgraded M8 motorway, linking Glasgow (11 miles west) and Edinburgh (31 miles east). The dedicated Eurocentral motorway interchange (J7M8) provides immediate access to and from the M8 and three miles west lies Baillieston interchange linking the M8, M74(M6) and M73 motorways. Both Glasgow and Edinburgh International Airports can be reached within 30 minutes from Centralpoint and the air freight terminal at Prestwick is within a one-hour drive. Eurocentral further benefits from a rail freight terminal providing access to the UK rail network as well as the Channel Tunnel. Occupiers at Eurocentral providing testament to its prime location include; Amazon, Lidl, Wincanton, Eddie Stobart, FedEx, Morrisons, XPO, GIST, Warburons, Headlam, Sheffield Insultaion, ACS Clothing, Next and DX.

DESCRIPTION

The property comprises a modern high quality detached distribution/production unit of steel portal frame construction, built in 2008 and benefitting from the following salient features:

- Warehouse / Production Areas
- 7.0m Eaves Height to underside haunch (8.4m at apex)
- 3 Ground Level Access Doors
- High Quality Offices/Welfare facilities over 2 floors
- 50 kN/m2 Floor Loading Capacity
- Large Secure Yard (50m depth)
- Generous Private Parking (min 58 spaces)
- Additional 2,562 sq m hardstanding yard to east of car park. Available by separate agreement.

AREAS

	sq ft	sq m
Warehouse	32,970	3,062.99
Offices/Welfare (Ground Floor)	5,911	549.17
Offices (First Floor)	2,429	225.72
TOTAL GIA (approx.)	41,310	3,837.88

RATEABLE VALUE

We are advised by the local Assessors department that the property has a Rateable Value of NV/RV £182,000. We therefore estimate rates payable for 2018/19 to be £91,364 p.a.

LEGAL COSTS

Each party to bear their own legal fees in respect of any transaction. The ingoing tenant shall be responsible for all costs associated Land and Building Transaction Tax and VAT thereon.

LEASE TERMS & RENT

The property is held on a Full Repairing & Insuring lease expiring on 30th November 2023. The current passing rent is £226,963 pa with the next and final review being on 1st December 2018.

Our clients are seeking to assign or sub—let their lease with further details available on request.

EPC

Rating – to be confirmed.

VIEWING

Strictly by prior appointment through the sole agents, Colliers International.

FURTHER INFORMATION

Please contact:

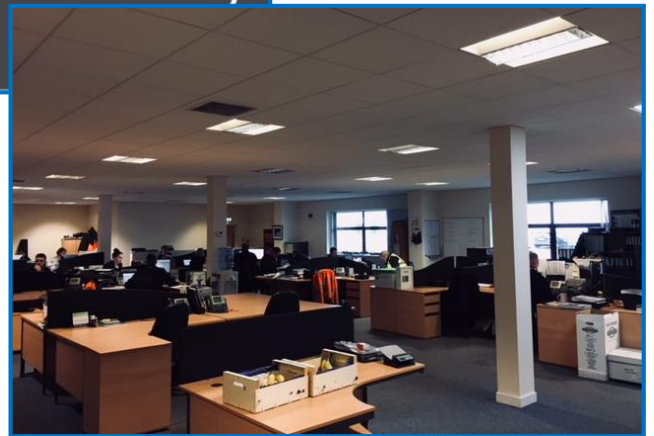
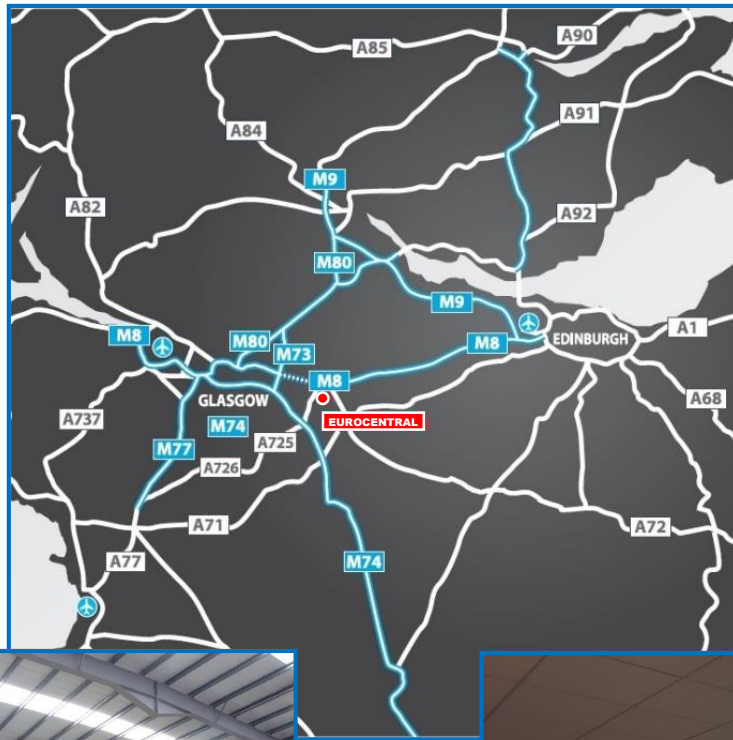
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Misrepresentation Act

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April 2018

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