

TO LET

**PRELIMINARY**



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



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

- High Quality Modern Facility
- 7.0m Eaves Height to underside haunch rising to 8.4m at apex
- 3 Ground Level Access Doors
- High Quality Offices at First Floor
- Large Secure Yard
- Generous Parking (approx. 50 spaces)
- Excellent road connections adjacent to Eurocentral M8 junction
- Recently completed M8 upgrade works

41,568 sq ft (3,862 sq m)

### CONTACT US

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

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Property Ref: **23978**

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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, Warburtons, 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 to underside haunch (8.4m at apex)
- 3 Ground Level Access Doors
- Ground Floor reception
- High Quality Offices/Welfare facilities at first floor
- 50 kN/m2 Floor Loading Capacity
- Large Secure Yard (50m depth)
- Generous Private Parking (50 spaces approx.)

## AREAS

	sq ft	sq m
Warehouse	38,214	3,550.16
Offices/Welfare	3,354	311.56
<b>TOTAL GIA (approx.)</b>	<b>41,568</b>	<b>3,861.72</b>

## 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 2019/20 to be £93,912 pa.

## 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.

## TERMS

The property is available to lease on Full Repairing and Insuring terms. Further details available on request.

## RENT

On application.

## EPC

EPC Rating = C. Further details on request.

## VIEWING

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

## FURTHER INFORMATION

Please contact:

Iain Davidson, Director | Industrial & Logistics

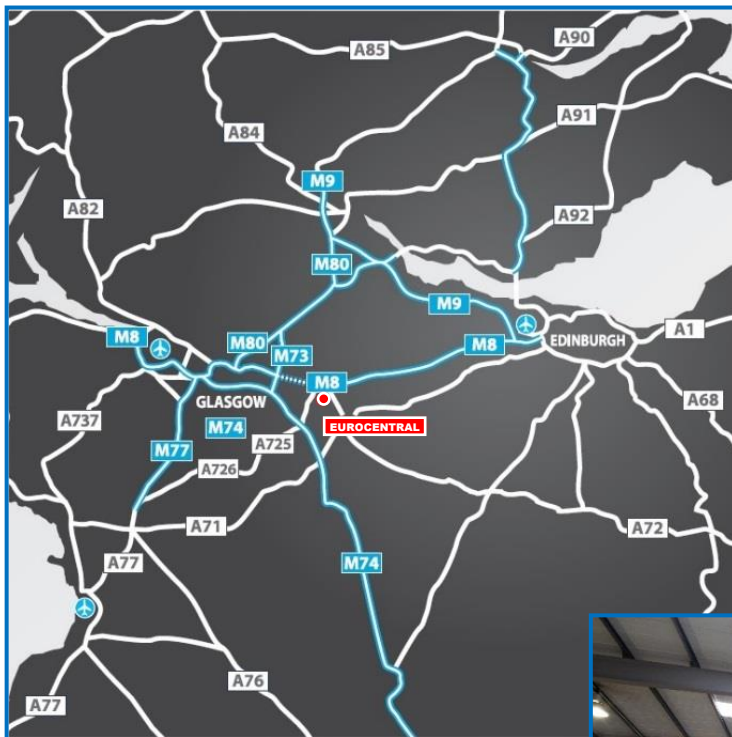
T: 0141 226 1056

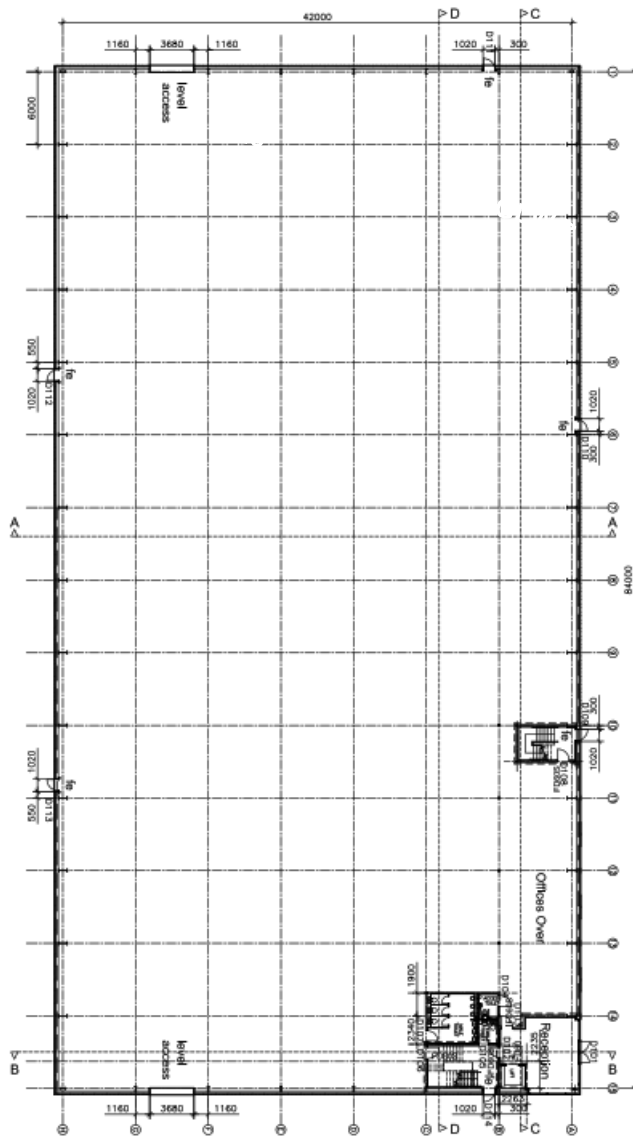
M: 07795 010118

[iain.davidson@colliers.com](mailto:iain.davidson@colliers.com)

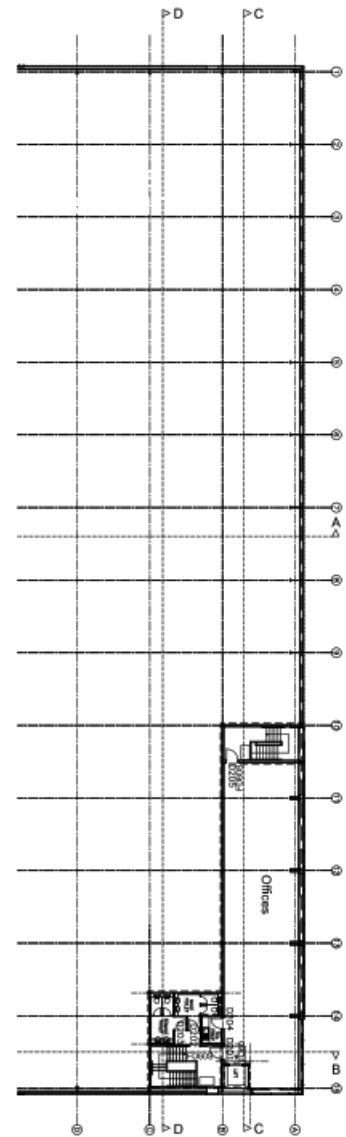


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GROUND FLOOR PLAN



UPPER FLOOR PLAN

NOT TO SCALE

Misrepresentation Act

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