



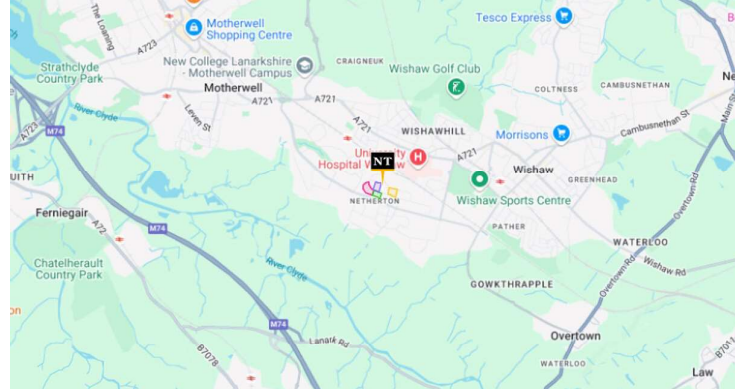
TO LET

Unit 1B Excelsior Park 3

Excelsior Park
Canyon Road
Wishaw
ML2 0EG



- Prominent unit surrounded by trade counter properties
- Established industrial location
- Shared service yard
- Customer parking at the front of the property
- Feature glazing at entrance
- Minimum eaves height 6.0m



TRAVEL DISTANCE

Location	Miles	Mins	Transport
Glasgow	17 Miles	27 mins	car
Edinburgh	33 Miles	1hr 6 mins	Car

Source: theAA.com

Unit 1B Excelsior Park

Excelsior Park, Canyon Road, Wishaw, North Lanarkshire



DESCRIPTION

The unit forms part of a modern terrace and is of steel portal frame construction. The roof is of profiled cladding incorporating daylight panels. The minimum eaves height is 6m and the floor throughout is of reinforced concrete. Each unit is served by an electronically operated vehicle access loading door at the rear of the property with access to a shared yard area. There is also customer car parking to the front of the unit.

SPECIFICATION

- Modern Industrial / Trade Counter unit to let - 4,900 Sq Ft
- Recently refurbished unit
- Rear shared yard / loading area
- Vehicle access loading door to the rear
- Minimum eaves height 6m
- excellent communication links, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73.

EPC

Rating A.

LOCATION

The unit is situated on the popular Excelsior Park estate which is located within Netherton Industrial Estate, and accessed via the B754 Netherton Road. The estate is a five minute drive from Wishaw Town Centre and surrounded by considerable existing and modern residential development

Wishaw is located within North Lanarkshire approximately 17 miles south east of Glasgow and 33 miles west of Edinburgh. The town benefits from excellent communication links, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING / FURTHER INFO

To arrange a viewing, or to obtain further information, please contact either of the below.



Suite 5A • Earls Court • Earls Gate Business Park • Grangemouth • FK3 8ZE

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