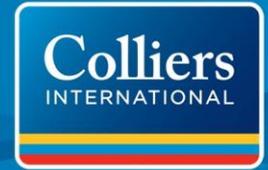


TO LET

PRELIMINARY DETAILS



MODERN HIGH QUALITY DISTRIBUTION/ PRODUCTION UNIT



21 Coddington Crescent, Eurocentral, Motherwell ML1 4YF

- 164,782 sq ft (15,309 sq m)
- Modern detached warehouse/production unit
- Ancillary offices/staff facilities over 3 floors
- Profile metal clad elevations and vaulted roof
- 12m Eaves Height
- 2 Ground Level Access Doors
- 14 dock level loading doors
- 50 kN/m² Floor Loading Capacity
- Large secure concrete yard (approx. 50m deep) with barrier and gatehouse
- Dedicated Car Parking (86 spaces)
- Prime location
- Unrivalled motorway links
- Adjacent to Eurocentral rail freight terminal.

164,782 sq ft (15,309 sq m)

CONTACT US

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

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Or our Joint Agent

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Property Ref: [24195](#)

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21 Coddington Crescent, Eurocentral, Motherwell ML1 4YF

LOCATION

Eurocentral is Scotland's most modern purpose built "big box" distribution and industrial park, 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 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 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.

The property is located on Coddington Crescent at its junction with McNeil Drive.

Occupiers at Eurocentral providing testament to its prime location include; Amazon, Lidl, Wincanton, FedEx, Morrisons, XPO, GIST, Warburtons, Headlam, Sheffield Insulation, Stapletons Tyres, Warburtons, ACS Clothing, Mentholatum, Hermes, Scottish & Southern Energy and Next. Lidl and DPD are also currently on site building new 624,000 sq ft and 70,000 sq ft facilities within Eurocentral.

DESCRIPTION

The property comprises a modern high quality detached distribution/production unit of steel portal frame construction, built in 2007 and benefitting from the following salient features:

- Warehouse / Production area
- Ancillary offices/staff facilities over 3 floors
- Profile metal clad elevations and vaulted roof
- 12m Eaves Height
- 2 Ground Level Access Doors
- 14 dock level loading doors
- 50 kN/m² Floor Loading Capacity
- Secure concrete yard (approx. 50m deep) with barrier and gatehouse
- Dedicated Car Parking (86 spaces)

ACCOMMODATION

Approximate Gross Internal Areas:

	sq ft	sq m
Warehouse	150,262	13,959.34
Ground Floor Offices	3,584	332.95
First Floor Offices	5,468	507.98
Second Floor Offices	5,468	507.98
TOTAL GIA (approx.)	164,782	15,308.25

RATEABLE VALUE

The property is entered in the current Valuation Roll as follows (with effect 1 April 2017):

NAV/RV: £908,000

Estimates rates payable for the financial year 2018/19 is therefore £468,528 pa.

LEASE TERMS

The property is available to lease on standard Full Repairing & Insuring terms for a duration to be agreed.

RENT

On application.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs and in the normal manner the ingoing tenant will be responsible for any Stamp Duty Land Tax and registration fees.

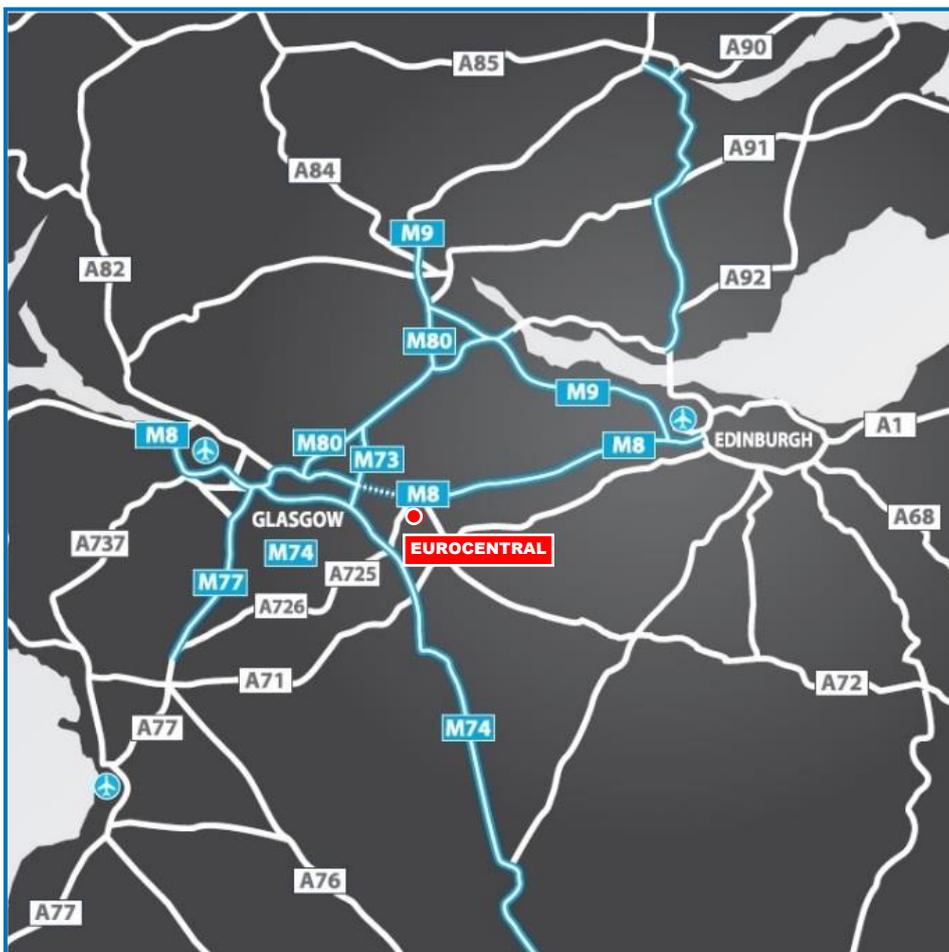
ENTRY

On conclusion of legal missives.

VAT

All prices, premiums, rents, etc. are quoted exclusive of VAT. VAT will be payable.

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Misrepresentation Act

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March 2018

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