egm.

To Let

Overtown Road

Newmains, ML2 8HF

A modern industrial facility on an extensive site extending to 3.96 acres.

36,201 sq ft
(3,363.18 sq m)

- Significant warehouse and ancillary buildings suitable for a variety of uses including waste management, processing and storage.
- Existing weighbridge suitable for HGVs
- Modern offices with existing fit
- Workshops and security accommodation

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Summary

Available Size	36,201 sq ft
Business Rates	To be reassessed on occupation.
VAT	Applicable
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The property comprises a large warehouse and ancillary buildings arranged over a site extending to 3.96 acres. Access is provided via a double set of secure gates with secure entry system, which leads to an expansive yard, weighbridge and two storey office building. The offices have been fully fitted to provide a range of individual offices, including kitchen facilities on each floor, with a large open plan office and board room situated on the first floor.

The warehouse provides an internal wallhead height of 8.4m (7.4m to haunch), and 9.7m to the apex, with profile metal roof incorporating roof lights providing good natural daylight, supplemented by LED lighting. The unit benefits from 3 automatic roller shutter doors.

Externally, the property benefits from two large dedicated external yards with external canopy for additional storage. A workshop is annexed to the main warehouse building providing useful storage and washroom facilities. Staff accommodation is provided above.

An existing settling pond remains in place which would benefit continued use as a waste transfer station, however can be removed if required. The unit provides 3 phase power and the substation located on site benefits from an existing supply of 500KVA which can be increased to 1.5MVA if required.

Further images available at: https://m.search-prop.com/overtown-road-newmains

Accommodation

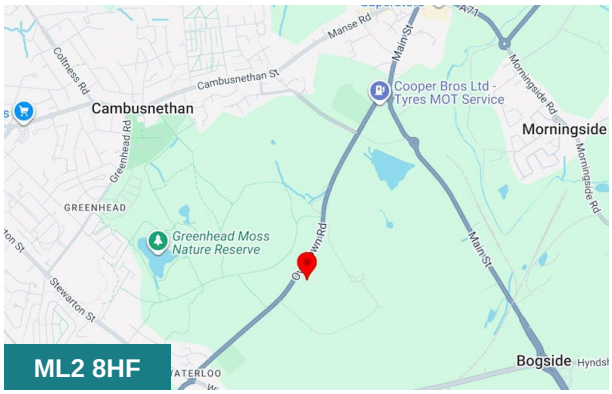
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	26,131	2,427.65	Available
Unit - Office (Ground & First)	3,106	288.56	Available
Unit - Workshop/ Site Accommodation	3,336	309.92	Available
Unit - Canopy	3,628	337.05	Available
Total	**36,201**	**3,363.18**	

Location

The property enjoys an excellent strategic location on Overtown Road, Newmains, benefitting from multi-directional access to the M74, M8 and M73 Motorways.

The M74 (via Junctions 7 or 8) is approx. 12 minutes away, providing a direct strategic link south to Carlisle and the north of England. The M8 is approx. 13 minutes away via Newhouse/Eurocentral, connecting east to Edinburgh and west to Glasgow, while the M73 is roughly 20 minutes away, linking further north towards Stirling and Perth.



Viewing & Further Information

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