egm.

To Let



Damside Park

Allanton Road, Allanton, ML7 5DL

Expansive site and warehouse suitable for a variety of uses including open storage and waste transfer.

53,790 sq ft
(4,997.25 sq m)

- Planning consent granted for waste management
- Newly constructed warehouse with large yard
- Open storage sites from 1 - 6 acres

Damside Park, Allanton Road, Allanton, ML7 5DL

Summary

Available Size	53,790 sq ft
Business Rates	To be assessed on completion of construction works.
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry







Description

Damside Park comprises an industrial site extending to 12.60 acres which can be made available in whole or part. Of the total site, approximately 8 acres shall be laid to concrete.

Warehouse:

The warehouse extends to approximately 53,790 sq ft or thereby, and benefits from a significant external yard. The modular steel building has been finished with profile metal sheeting, and includes 3 new electric roller shutter doors, LED lighting and capped services for waste and water to faciliate future fit out requirements. The internal eaves height extends to 8m to the underside of the haunch with a wall head height of 8.4m.

Open Storage/ Waste Management:

The site can be made available in whole or part. Planning has been granted for the site in part to be used for wate treatment. The planning consent permits the erection of a new warehouse with welfare facilities. Further details on the planning consent can be found on the North Lanarkshire planning portal (ref 25/01049/FUL).

Alternative uses including open storage will be considered from 1-6 acres on the balance of the site.

Location

Damside Park is situated approximately 1.5 miles south of Shotts town centre and located in the heart of Scotland's Central Belt, approximately equidistant between Glasgow and Edinburgh.

Access to the national road network is excellent with Junction 5 of the M8 about 10 minutes' drive to the north. The A71 passes just to the south, linking to Livingston and Edinburgh to the east and to Wishaw, the M74 and the west of Scotland to the west. The M74, M73 and M80 are all within easy reach.

Viewing & Further Information

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