Industrial Unit – FOR SALE / MAY LET

CBRE

Coddington Crescent, Motherwell, ML1 4YF

59,962 sq. ft

RARELY AVAILABLE PRIME EUROCENTRAL ASSET



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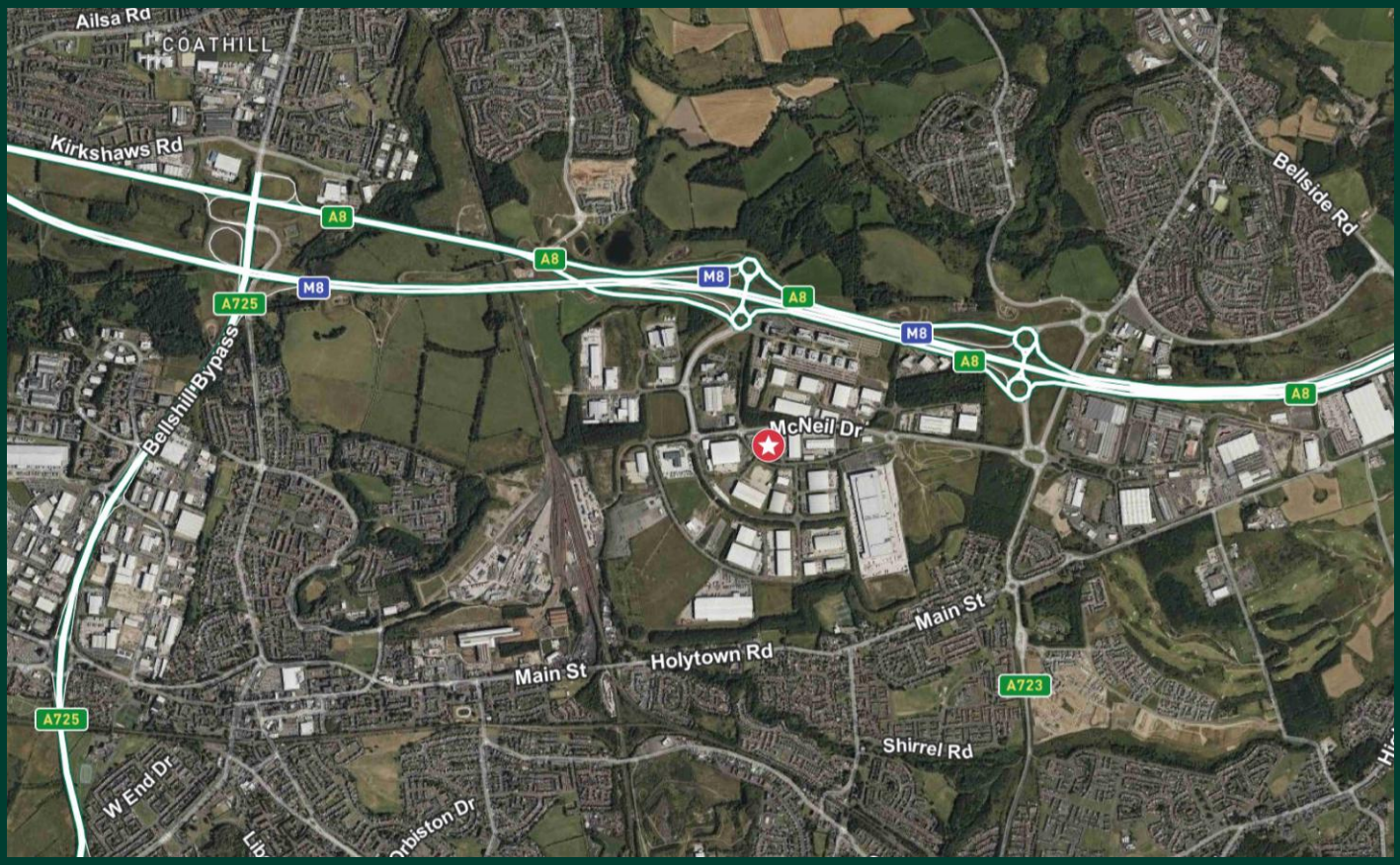

Scotland's Premier Industrial Location

The property is located in Eurocentral, Scotland's premier Industrial & Logistics Estate located directly off the M8. Eurocentral is 650 acres and provides a mixture of industrial, distribution and office accommodation in a strategic location. Eurocentral is 11 miles east of Glasgow, and 31 miles west of Edinburgh with direct access to Junction 6A and Junction 7 of the M8. Eurocentral benefits from a rail freight terminal and is a destination that has attracted major national and international occupiers including Amazon, DPD, GXO, Lidl, NHS, Next and Scottish Power.

The property is a modern, detached warehouse of steel portal frame construction with insulated metal clad elevations with brick walls at lower level under a pitched roof. The building was extended 20 years ago and benefits from Solar PV and translucent rooflights, LED lighting and 3-phase power. Additionally, there property has a two-storey office accommodation, secure concrete yard and on-site staff car parking as well as 2x ground level access doors and 8x dock level access doors.

59,962

Square Feet

2

Minute to Junction 7 of M8

13

Miles to Glasgow City Centre

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Accommodation

The Unit has been measured in accordance with the RICS Code of Measuring Practice (6th Ed.), providing the following GIA:

Unit	Area (Sq Ft)	Area (Sq M)
Warehouse	59,962	5,570.65



Disposal Terms

The property will be available for sale of its heritable (freehold) interest. Offers are invited.

Our client will also consider a new full repairing and insuring lease for a term to be agreed. Rent on application

Rateable Value

This property has a Rateable Value of £465,000.

EPC

EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing Arrangements

Strictly by prior arrangement with the agents.

Contact Us

Bryce Stewart
CBRE – Senior Director
+44 7795 641892
Bryce.Stewart@cbre.com

James Tweedie
CBRE - Surveyor
+44 7502 769 446
James.Tweedie@cbre.com

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