TO LET

EUROCENTRAL GATEWAY

*Year 1 100% Rates Free

2 BRAND NEW PRIME INDUSTRIAL BUILDINGS

80,565 sq ft & 121,264 sq ft (7,484 sq m & 11,264 sq m)

PLANNING APPROVED



AVAILABLE Q4 2027

www.eurocentralgateway.co.uk


NEW!
Best-in-class
industrial
& logistics
development

DEVELOPMENT

Eurocentral Gateway is a new best-in-class industrial and logistics development being undertaken in a Joint Venture between experienced developers Manse LLP and J. Smart & Co. (Contractors) Plc. The scheme comprises two new high-specification buildings of approximately 80,000 sq ft and 120,000 sq ft.

The buildings will be constructed to modern standards with sustainability and operational efficiency in mind.

SPECIFICATION HIGHLIGHTS

Feature	Unit 1	Unit 2
Size (sq ft)	121,264	80,565
Offices %	7.5	7.5
Floor Loading	50 kN/m²	50 kN/m²
Eaves Height	12.5m	12.5m
Power Supply	750kVA	550 kVA
Office Comfort Cooling	Yes	Yes
Roof Lights	10%	10%
Ground Level Access	2 no.	2 no.
Dock Levellers	10 no.	6 no.
Yard Surface	Concrete	Concrete
Yard Fenced	Yes	Yes
HGV Parking Spaces	25	7
Car Parking Spaces	70	46
EV Charging Points	7	5
PV panels	Yes	Yes
Target EPC Rating	A	A
Target BREEAM rating	Excellent	Excellent



SUSTAINABILITY

The scheme has been designed with ESG principles in mind and will feature:

- EV charging points
- PV panels
- LED lighting
- Energy monitoring systems
- Targeting BREEAM Excellent
- Targeting EPC A ratings





TIMELINE

PLANNING PERMISSION
Approved
18 June 2026

ANTICIPATED SITE START
Q3 2026

EXPECTED COMPLETION
Q3 2027

LOCATION

Eurocentral is Scotland's premier industrial, logistics and distribution location. It extends to 650 acres and provides a mixture of distribution, industrial and office accommodation in a strategically master-planned environment.

Edinburgh and Glasgow International Airports are approximately 30 minutes' drive from Eurocentral and the air freight terminal at Prestwick Airport in Ayrshire is situated 45 miles to the south-west.

Eurocentral is situated on the M8 corridor, approximately 11 miles east of Glasgow and 30 miles west of Edinburgh. Eurocentral has unrivalled connectivity, with its own dedicated junction 7 on the recently upgraded M8 motorway linking Glasgow and Edinburgh. The eastern entrance to Eurocentral is also immediately adjacent to the new Junction 6A of the M8 and Chapelhall Junction of the A8. The M73/M8/A8 Baillieston interchange is located 4 miles west of Eurocentral providing fast access to the north via the M73. The recently updated Raith Interchange (J5 M74) is located 5 miles south-west via the A725, providing easy access to the South (M6).

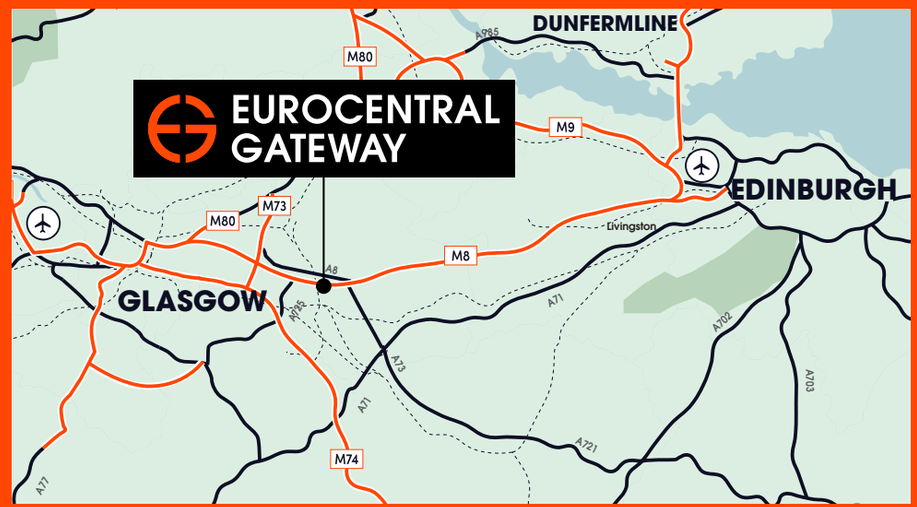
Eurocentral is served by the Greater Glasgow Rail Network, linking Glasgow, Lanarkshire and Edinburgh providing regular services to stations close to Eurocentral; Holytown, Coatbridge and Bellshill.

Eurocentral is home to Scotland's first Channel Tunnel Rail Freight Terminal; operated by Maritime Intermodal, the facility provides rail services throughout the UK and Europe. Scotland's sea ports at Greenock, Rosyth, Grangemouth and Leith are all within easy reach ensuring Eurocentral enjoys an unrivalled position for distribution and logistics.

www.eurocentralgateway.co.uk

DRIVE TIMES

City	Distance	Drive Time
Glasgow	11 miles	14 minutes
Glasgow Airport	22 miles	22 minutes
Edinburgh Airport	28 miles	39 minutes
Port of Grangemouth	29 miles	44 minutes
Edinburgh	31 miles	31 minutes
Port of Rosyth	36 miles	45 minutes
Port of Greenock	36 miles	48 minutes
Port of Leith	37 miles	1 hour
Aberdeen	146 miles	3 hours
Inverness	176 miles	3 hours 45 minutes
Manchester	209 miles	3 hours 45 minutes
Liverpool	220 miles	3 hours 45 minutes
Birmingham	288 miles	4 hours 45 minutes
London	403 miles	7 hours



Industrial occupiers located within Eurocentral, providing testament to its prime location include:

- ACS Clothing
- Amazon
- Brewdog
- DPD
- DX
- GXO
- Headlam Group
- Lagta
- Lidl
- Lightbody
- LumiraDX
- McPhee Mixers
- Mentholatum
- Mersen
- Morrisons
- NHS
- Nagel
- Newsprinters
- Next
- Romac Logistics
- SIG Stapletons Tyres
- Scottish & Southern Energy
- Scottish Power

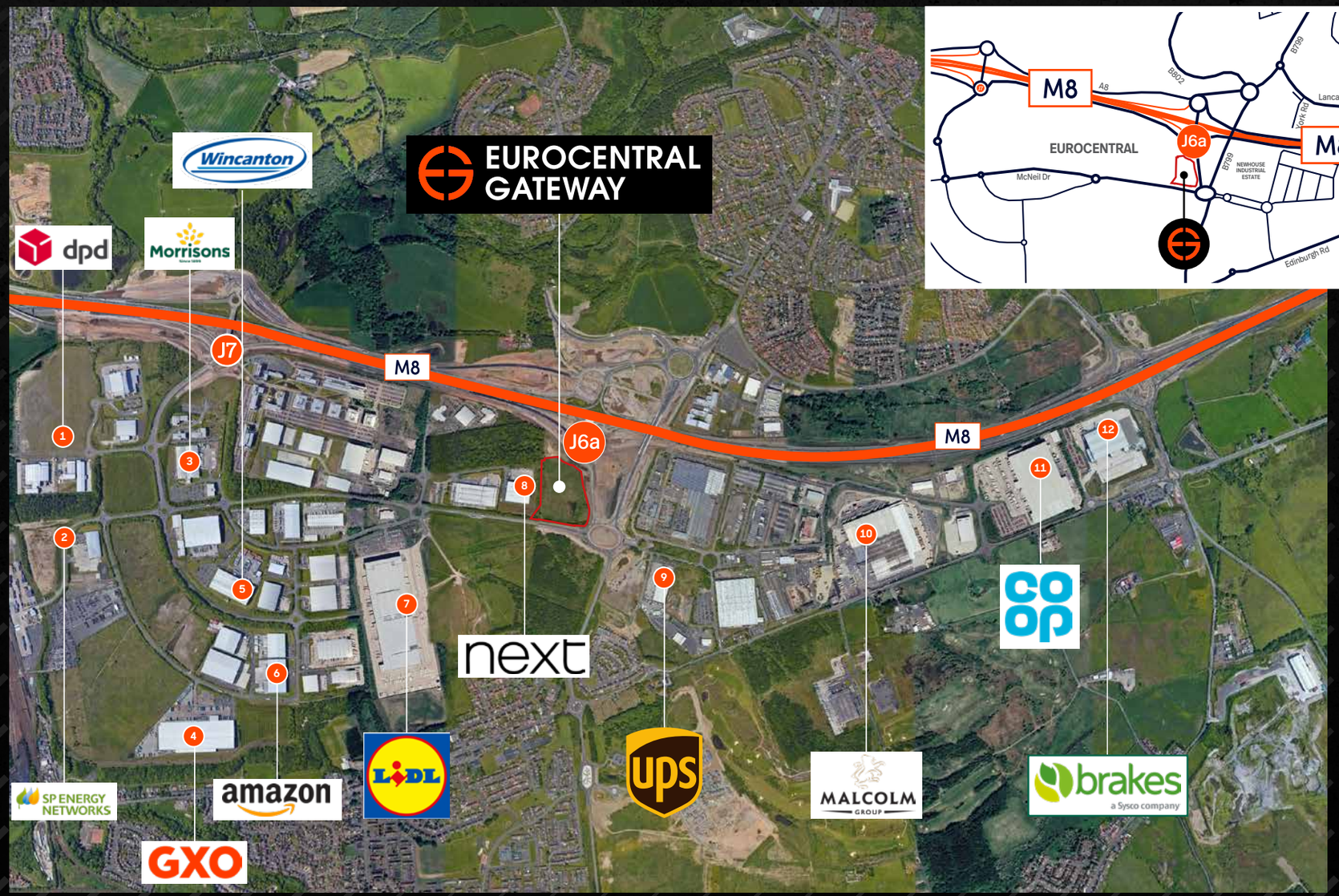
Amenities with Eurocentral include Dakota Hotel, gym and convenience/food retail outlets.



SITUATION

Eurocentral Gateway is situated at the eastern entrance to Eurocentral, accessed from McNeil Drive.

The development occupies a highly prominent, elevated position immediately adjacent to the new Junction 6A junction of the M8 motorway and the Chapelhall junction of the A8, providing exceptional access, connectivity and profile, making it stronger than the original Eurocentral access and the best industrial site on the M8 corridor.



KEY:

1. DPD
2. SP Energy Networks
3. Morrisons
4. GXO
5. Wincanton
6. Amazon
7. Lidl
8. Next
9. UPS
10. Malcolm Logistics
11. Co-op
12. Brakes

LEASE TERMS

The buildings will be offered to let on FRI terms.

RENTS

On application to joint leasing agents.

RATES

Each building will be assessed for rates upon Tenant occupation.

*As new build industrial units, tenants may be eligible for 100% rates discount for the first year under the Business Growth Accelerator Relief.

More info:
www.mygov.scot/non-domestic-rates-relief/accelerator-relief

Rating enquiries:
Lanarkshire Assessor's Department
Tel: 01698 476000

SERVICE CHARGE

A service charge will be apportioned to each unit to cover the upkeep and maintenance of common parts within the estate.



DEVELOPER BIOS

MANSE

Manse LLP

Manse LLP is a privately owned property development and investment company with over 30 years of experience. Headquartered in Edinburgh and London, Manse has a strong track record in land promotion, property development and investment across the UK, particularly in Scotland and the North of England. The company is known for transforming brownfield sites into vibrant residential and commercial developments. Manse prides itself on professionalism, agility, and a reputation for delivering successful projects through transparent communication and strategic insight.

SMART

J. Smart & Co. (Contractors) Plc

Established in 1947 and listed on the London Stock Exchange since 1965, J. Smart & Co. is one of Scotland's most experienced construction and development firms. With a portfolio exceeding 1 million sq ft across the Central Belt, the company specialises in commercial, industrial and residential developments. J. Smart retains most of its developments for lease and maintains direct control over construction quality by employing its own operatives. The company has a long history of successful joint ventures and is known for its commitment to quality, reliability and long-term value.



FURTHER INFORMATION

All enquiries should be directed via the joint marketing agents:

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Colliers

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CBRE

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