

Ravenscraig

Enterprise Park

TO LET

Units from 205 sq m (2,206 sq ft)
to 2,209 sq m (23,770 sq ft)

Year One Rates Relief

Completion Date Q4 2026

 NEW CRAIG ROAD
RAVENS CRAIG



TO LET Brand New Commercial Units Under Construction.

PLAY



FUSION^{assets}
Property Investment Partnerships

CBRE

Exciting New Opportunity

Designed to meet modern occupier requirements.

Ravenscraig Enterprise Park is a brand-new multi-let scheme totalling 5,772 sq m (62,132 sq ft), comprising eight units delivered across two phases. The first phase will provide 2,714 sq m (29,212 sq ft) of high-quality industrial, business and storage accommodation.

Designed to meet modern occupier requirements, the development will offer flexible, energy efficient space.

Completion of Phase 1 expected for October 2026.



Strategically situated between the M74 and M8 Motorways



Designed with EV charging and PV (solar panel) systems



Excellent Secure Yard Space



Eaves Height:
Terrace: 6.5m at front rising to 7.6m at the rear
Standalone Units: 8m



Phase 1 Scheme

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8 mins
(2.5 miles) to the M8 motorway.

70%
of Scotland's population within a 90-minute drive.

5 miles From Eurocentral - Scotland's premier industrial and logistics hub.

M74 / M8
Strategically positioned between Scotland's key motorway networks.



£127m Road and Transport Upgrade improving Access to the M74 and M8 Motorways.



Location

A connected, future-focused business destination.

[Find on Google](#)

Ravenscraig Enterprise Park is a brand new industrial hub within a nationally significant business location at the heart of Scotland's central belt.

The development is prominently situated along New Craig Road, directly opposite Ravenscraig Regional Sports Facility, and benefits from excellent connectivity to both the M74 and M8 Motorways.

The park is well served by public transport, with regular rail connections via Motherwell station and a dedicated bus service providing easy access for the workforce.

Destination	Drive Time
Glasgow City Centre	30 mins
Glasgow Airport	35 mins
Edinburgh Airport	35 mins
Stirling	40 mins
Prestwick Airport	55 mins
Edinburgh City Centre	60 mins
Dundee	1 hr 40 mins
Aberdeen	3 hrs

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Ravenscraig Enterprise Park

A new era of innovation and commerce.

**March
2026**

Construction
commenced.

**July
2026**

Main Steel
framework under
construction.

**October
2026**

Phase 1
Practical Completion
And Units Ready For
Occupation.

**Dec
2026**

Phase 2
Start Date

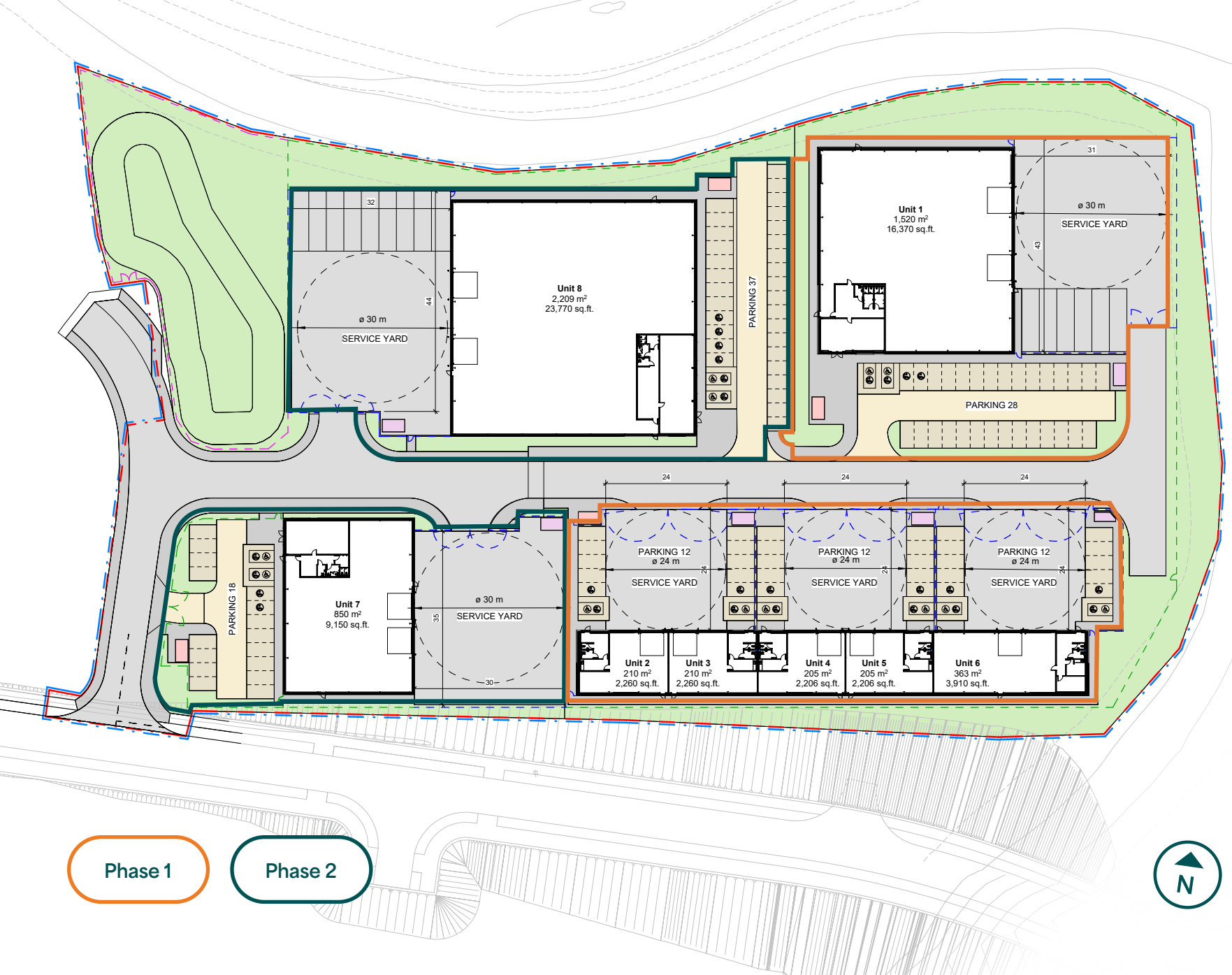
**August
2027**

Phase 2
Practical Completion

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Description

New high-spec industrial space, built for performance and efficiency.

The units are of steel portal frame construction, with insulated profile cladding to the elevation and roof.

Each unit has an electrically operated roller shutter door and separate pedestrian access.



PV
(Solar Panels)



Electrical Roller Shutter Access.
(5m x 5.5m)
Units 2 - 6:
(5m x 4.5m)



Provision
for office in
each unit



Floor Loading Capacity
50Kn/m²
Units 2-5:
35Kn/m²



Targeting
EPC A.



Dedicated
Service Yards
and Parking



3 phase power
supply



LED
Lighting

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About Fusion Assets

Fusion Assets is the arms length Regeneration Company for North Lanarkshire Council. Ravenscraig Enterprise Park is supported by Scottish Government's Vacant and Derelict Land Fund and City Region's Enabling and Delivering Commercial Space programme.

Terms

The units will be available on a Full Repairing and Insuring basis for a term to be agreed.

For further information please contact the sole agents noted below.

Service Charge

A service charge for the common maintenance and management of the estate will apply.

Rateable Value

The units will be assessed for rating purposes on completion.

As this is a new development occupiers should receive 100% rates relief for 12 months.

Terms and conditions apply so interested parties should make their own enquiries with the Scottish Assessors Association - [SAA.GOV.UK](https://www.saa.gov.uk).

VAT

VAT will be payable on the transaction and all other costs associated with the property.

Legal Costs

Each party will be responsible for their own legal costs incurred. In the usual manner the tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) or registration dues.

AML / KYC

In order to comply with Anti-Money Laundering legislation the incoming tenant will be required to provide satisfactory identification documentation to the vendor and their agents.

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