TO LET

A development by Castlebrooke

## 377,200 SQ FT

4 BRAND NEW DISTRIBUTION UNITS
M8 CORRIDOR

# PRIME4EIGHT


schuh
FUTURE DEVELOPMENT
amazon
ALDI
PRIME4EIGHT
GXO
M8
J4
90%
of population in
4 hour drive time
EH48 2FB
prime4eight.com

The "Prime 4 Eight" logistics scheme is a new big box development in the heart of Scotland's Central Belt, offering 377,200 sq ft of warehouse space across four industrial units. It is strategically located along the M8 Corridor, which connects Glasgow and Edinburgh, and provides quick access to the A725 dual carriageway and the M74, Scotland's main road link south. This positioning makes it suitable for large occupiers seeking expansion, consolidation, and growth with relatively quick timescales.

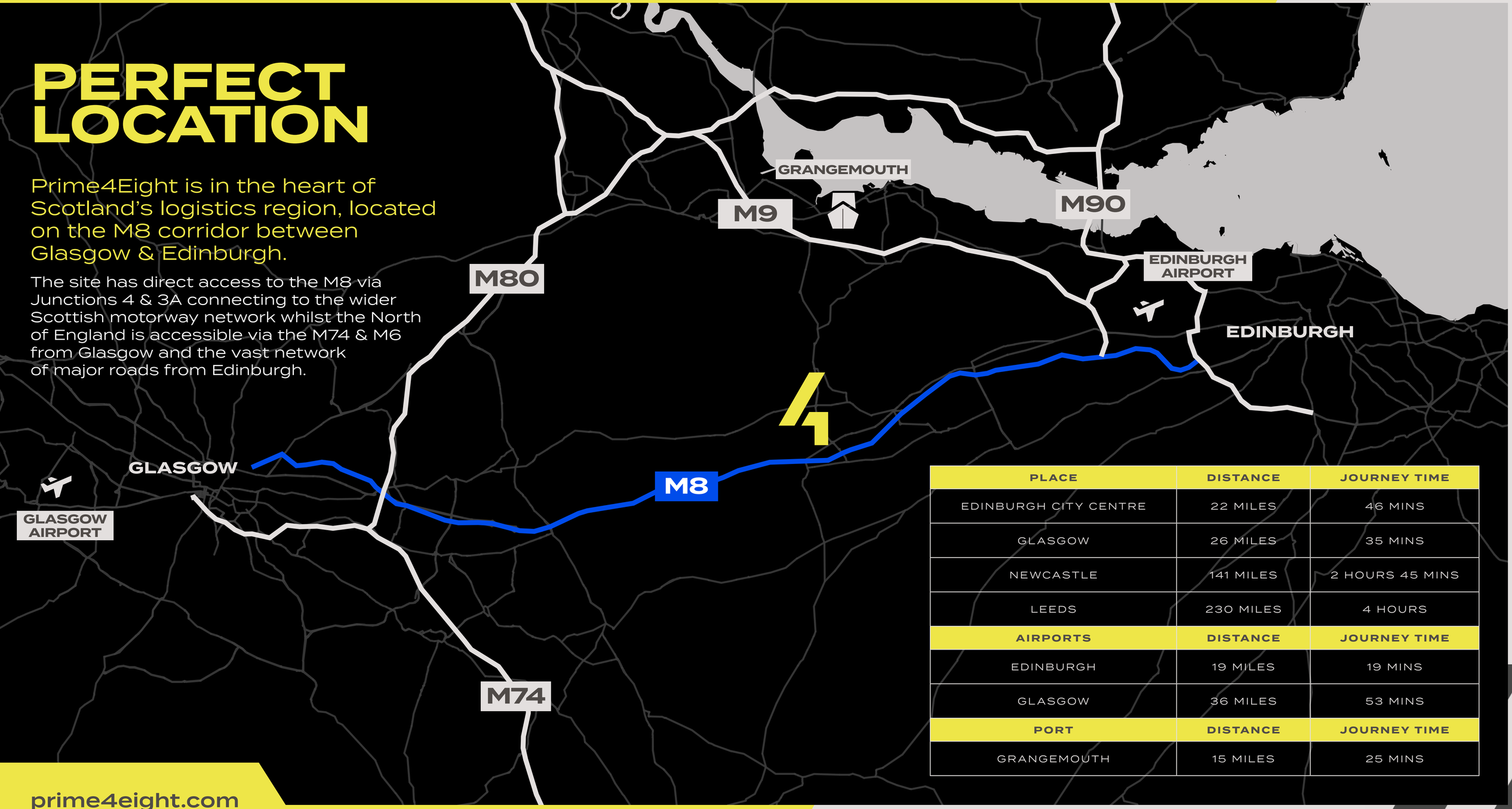
# THE BIG BOX DESTINATION



# PERFECT LOCATION

Prime4Eight is in the heart of Scotland's logistics region, located on the M8 corridor between Glasgow & Edinburgh.

The site has direct access to the M8 via Junctions 4 & 3A connecting to the wider Scottish motorway network whilst the North of England is accessible via the M74 & M6 from Glasgow and the vast network of major roads from Edinburgh.




| PLACE | DISTANCE | JOURNEY TIME |
|---|---|---|
| EDINBURGH CITY CENTRE | 22 MILES | 46 MINS |
| GLASGOW | 26 MILES | 35 MINS |
| NEWCASTLE | 141 MILES | 2 HOURS 45 MINS |
| LEEDS | 230 MILES | 4 HOURS |
| **AIRPORTS** | **DISTANCE** | **JOURNEY TIME** |
| EDINBURGH | 19 MILES | 19 MINS |
| GLASGOW | 36 MILES | 53 MINS |
| **PORT** | **DISTANCE** | **JOURNEY TIME** |
| GRANGEMOUTH | 15 MILES | 25 MINS |

# TIMELINE

## Unit 1:

Speculative Development of 77,200 SQ FT

**Q3** 2026

6 MONTH LEAD IN

**Q1** 2027

ANTICIPATE SITE START

**Q4** 2027

ANTICIPATE COMPLETION

# Pre-Let Interest:



PRE-LET DISCUSSION FROM 50,000 SQ FT TO 450,000 SQ FT



PLANNING CONSENT



12 MONTH BUILD PERIOD

The Prime 4 Eight units are available in their existing configurations, with alternative sizes and specifications open for discussion.



**25m**

Planning permission granted for structures up to 25 metres.

prime4eight.com

# Ready for occupation Q4 2027




**100%**

**RATES RELIEF IN YEAR ONE**

VIEW PLAN

# UNIT 01

## DIMENSIONS

| UNIT 01 | SQ FT | SQ M |
|---|---|---|
| WAREHOUSE | 73,400 | 6,819 |
| OFFICE | 3,800 | 353 |
| **TOTAL** | **77,200** | **7,172** |

# UNIT 02

**100%**

RATES RELIEF IN YEAR ONE

VIEW PLAN

## DIMENSIONS

| UNIT 02 | SQ FT | SQ M |
|---|---|---|
| WAREHOUSE | 47,300 | 4,394 |
| OFFICE | 2,700 | 251 |
| **TOTAL** | **50,000** | **4,645** |

# UNIT 03

**100%**

RATES RELIEF IN YEAR ONE

VIEW PLAN

## DIMENSIONS

| UNIT 03 | SQ FT | SQ M |
|---|---|---|
| WAREHOUSE | 95,100 | 8,835 |
| OFFICE | 4,900 | 455 |
| **TOTAL** | **100,000** | **9,290** |

# UNIT 04

**100%**

**RATES RELIEF IN YEAR ONE**




VIEW PLAN

## DIMENSIONS

| UNIT 04 | SQ FT | SQ M |
|---|---|---|
| WAREHOUSE | 142,400 | 13,229 |
| OFFICE | 7,300 | 678 |
| **TOTAL** | **150,000** | **13,935** |




# SPECIFICATION

The units will be best in class distribution space built to an institutional standard and will include office content, fully secure yard space and staff parking. With extremely desirable ESG credentials.

**12.5m**
Clear internal height

**A**
EPC Target

**Excellent**
BREEAM

**50m***
Yard depth (*Unit 1: 40m)

**50 kN/m²**
Floor loading capacity

**5**
Megavolt-Amperes

## PLANNING

The site was granted planning permission in May 2024.

## DISPOSAL TERMS

The units will be available on a brand-new Full Repairing & Insuring (FRI) lease basis.

## RENTS

On application via the sole letting 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.

## SERVICE CHARGE

Will be apportioned to each unit to cover the upkeep and maintenance of common parts of the estate.

# LET'S DISCUSS

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