Year 1 - 100% Rates Free

TO LET

4 new prime industrial & logistics buildings

Shawhead Point

Hagmill Road, Coatbridge, ML5 4UZ

PLAY VIDEO

16,577 to 36,532 sq ft
(1,540 to 3,394 sq m)

AVAILABLE NOW

www.shawheadpoint.co.uk

4 new prime industrial & logistics buildings

Location

Shawhead Point occupies a strategic, prime location on the M8 corridor between Glasgow and Edinburgh.

Shawhead Point is located in Coatbridge, North Lanarkshire and lies approximately 8.5 miles to the east of Glasgow city centre. The area has benefited from significant road infrastructure improvements in recent years and is now one of the best connected locations in Scotland, lying at the heart of Scotland's motorway network.

The development provides an unrivalled industrial location fronting onto the A8 and adjacent to the Shawhead Interchange, providing a 4-way access to the main local areas. The junction also provides a direct route to the M74 (Junction 5 – Raith), via the A725 providing access to the south of Glasgow and England (M6).

The estate is also adjacent to the new M8 motorway at Junction 7A (Shawhead) providing fast and direct routes to Glasgow and Edinburgh.

The Baillieston Interchange lies 2 miles to the west and is the main hub of Scottish motorway network. Scotland's main motorways converge at this point (M8, M73 and M74), providing efficient distribution throughout Scotland.

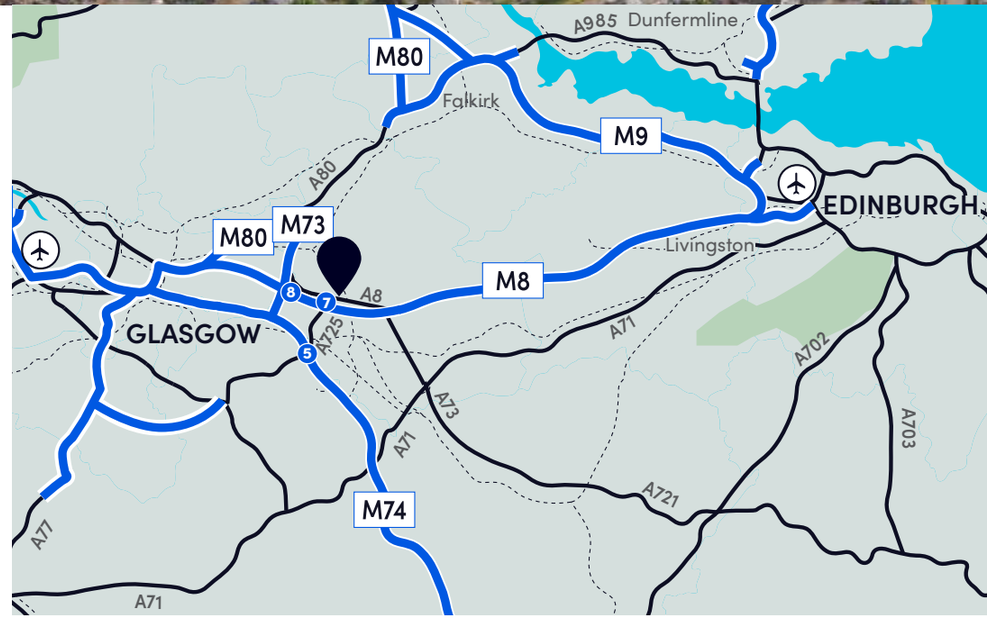
The development, accessed from Hagmill Road, provides a sustainable and pleasant working environment occupying a highly visible site within an established industrial location with prominence to the A8 and the Shawhead Interchange.

Shawhead Point provides convenient access to public transport. Whifflet Railway station is a 15-minute walk, providing rail services to central Glasgow as well as nearby towns including Motherwell and Cumbernauld. There are also various bus routes nearby.

A number of national and local occupiers are located within the area including Alliance Healthcare, Rentokil Initial, M Markovitz Builders Merchants, Eurocell, Plumbing Trade Supplies (PTS), Salts Healthcare and Premier Paper.

Travel Distances & Drive Times

Glasgow	12 miles	19 mins
Edinburgh	36 miles	41 mins
Stirling	26 miles	34 mins
Aberdeen	145 miles	2 hrs 37 mins
Inverness	168 miles	3 hrs 4 mins
Carlisle	88 miles	1 hr 34 mins
Manchester	205 miles	3 hrs 29 mins
London	404 miles	6 hrs 53 mins



Unrivaled industrial location

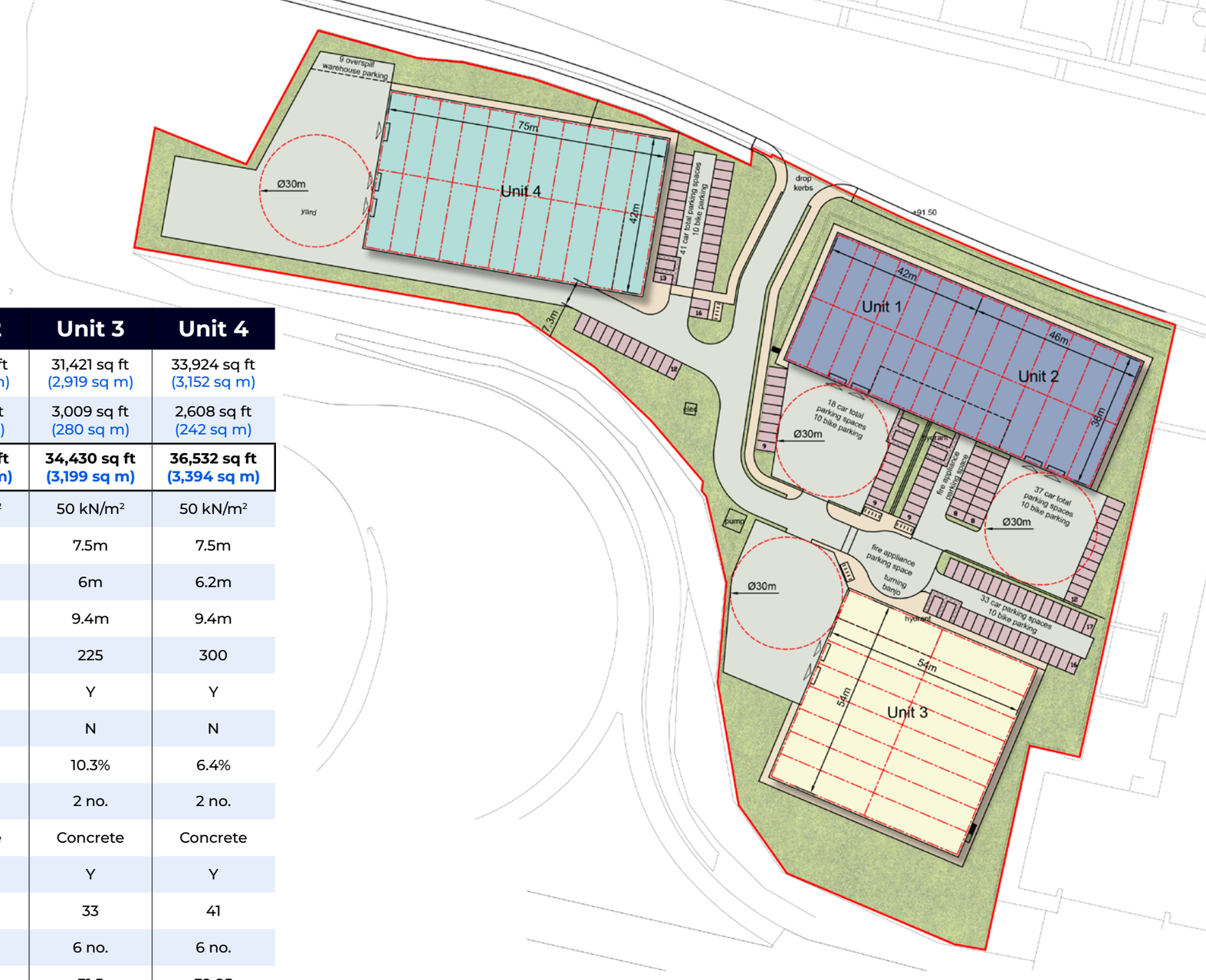
The Development

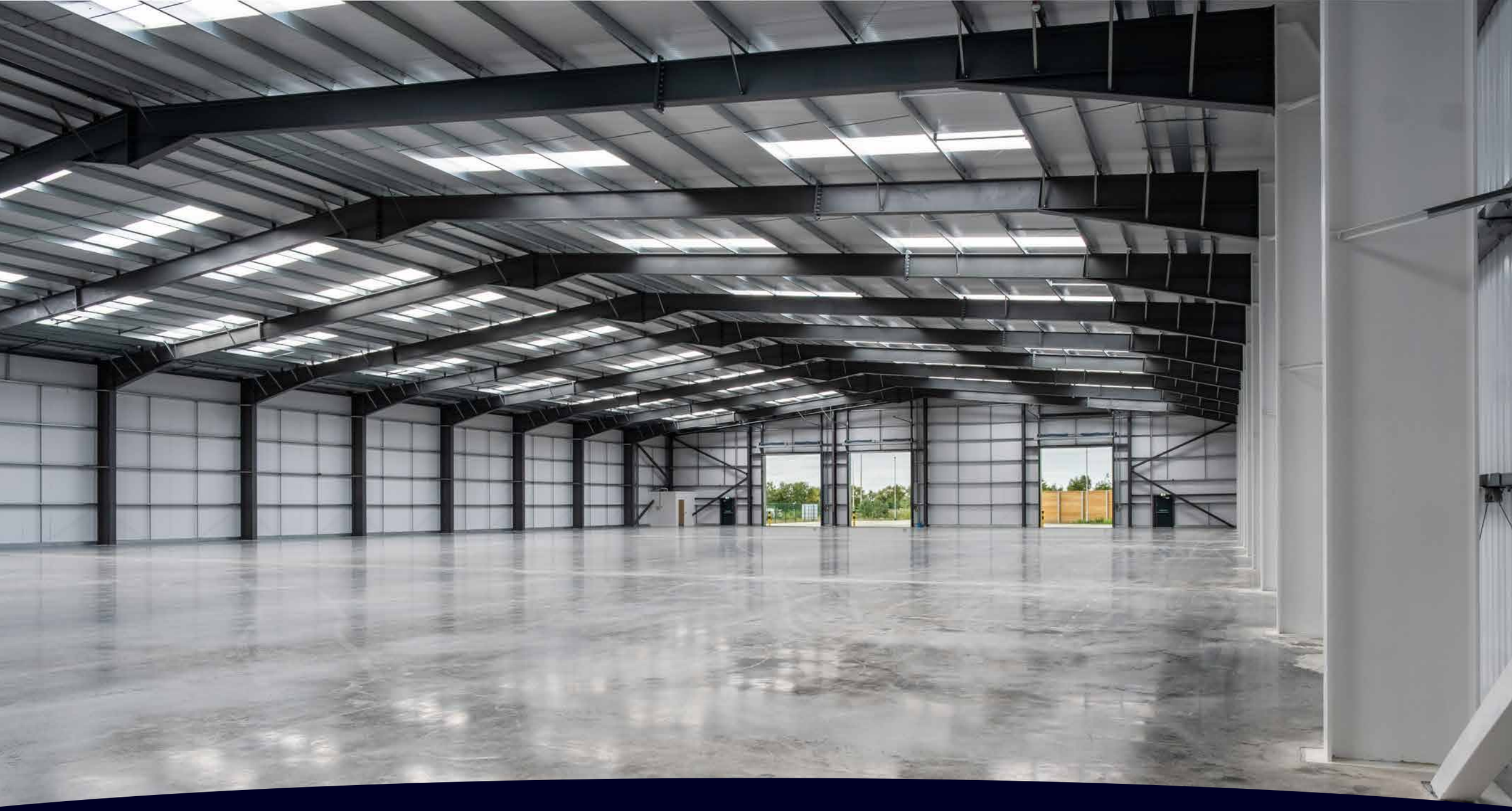
Shawhead Point is West Central Scotland's newest industrial and logistics location. The development has been undertaken by a joint venture between Wemyss Properties and Westerwood Properties.

The development comprises 4 new high specification and sustainable industrial and distribution units ranging in size from 16,577 to 36,532 sq ft (1,540 to 3,394 sq m).

Site Plan

Item	Unit 1	Unit 2	Unit 3	Unit 4
Warehouse/Production	14,922 sq ft (1,386 sqm)	16,392 sq ft (1,523 sq m)	31,421 sq ft (2,919 sq m)	33,924 sq ft (3,152 sq m)
Offices/Welfare	1,655 sq ft (154 sq m)	1,768 sq ft (164 sq m)	3,009 sq ft (280 sq m)	2,608 sq ft (242 sq m)
Total GIA	**16,577 sq ft (1,540 sq m)**	**18,160 sq ft (1,687 sq m)**	**34,430 sq ft (3,199 sq m)**	**36,532 sq ft (3,394 sq m)**
Floor loading	50 kN/m²	50 kN/m²	50 kN/m²	50 kN/m²
Internal eaves height	7.5m	7.5m	7.5m	7.5m
Internal height to underside haunch	6.38m	6.38m	6m	6.2m
Internal height to roof apex	9.4m	9.4m	9.4m	9.4m
Power (Kva)	150	150	225	300
Office comfort cooling	Y	Y	Y	Y
Warehouse lighting	N	N	N	N
Roof lights	10.7%	9.8%	10.3%	6.4%
Ground level access (4.8m wide x 5.5m high)	2 no.	2 no.	2 no.	2 no.
Yard surface	Concrete	Concrete	Concrete	Concrete
Yard fenced	Y	Y	Y	Y
Car parking spaces	18	37	33	41
EV charging	6 no.	6 no.	6 no.	6 no.
Solar (kW)	22.95	22.95	31.5	32.85
Target EPC rating	A	A	A	A

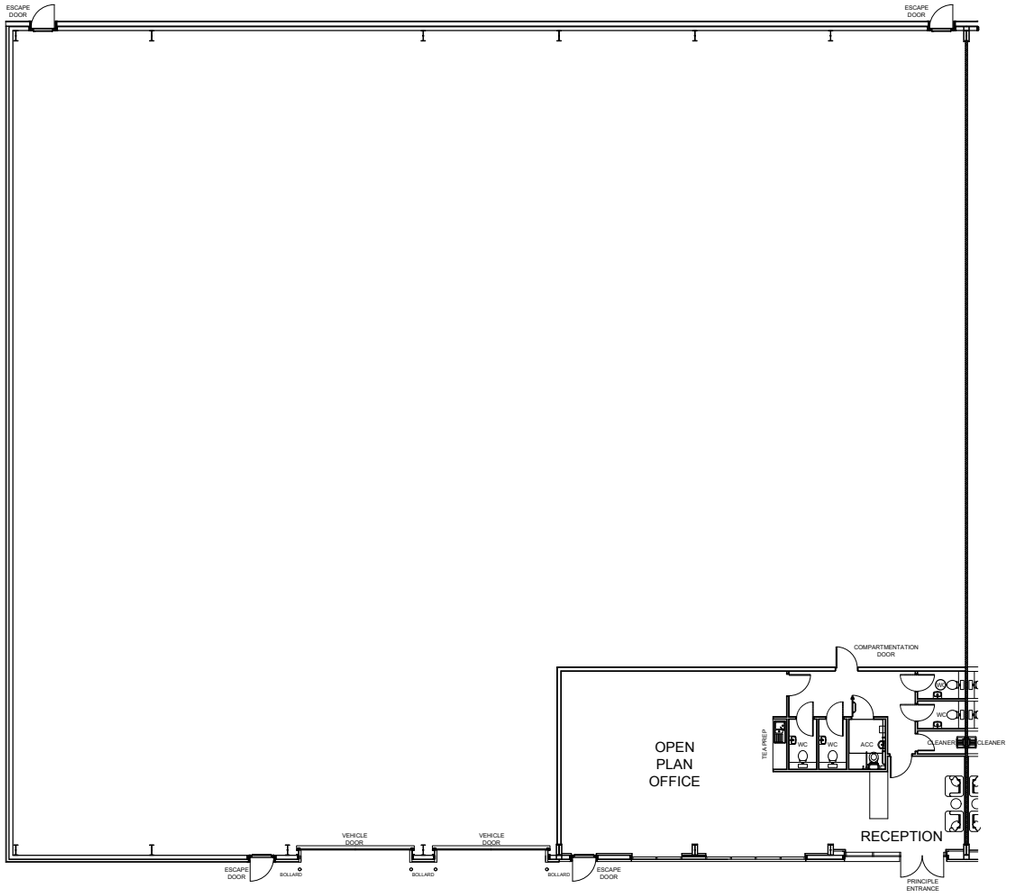




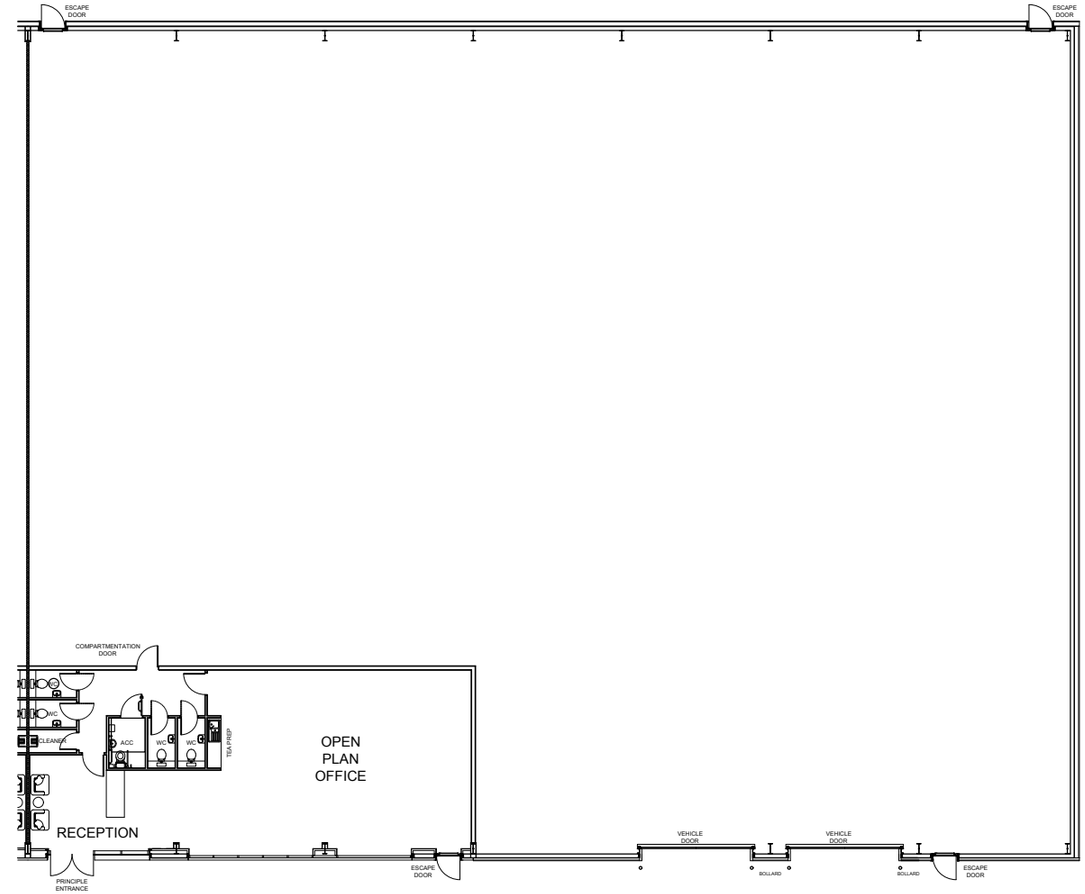
High spec, sustainable industrial and distribution units

Floor Plans

Unit 1:

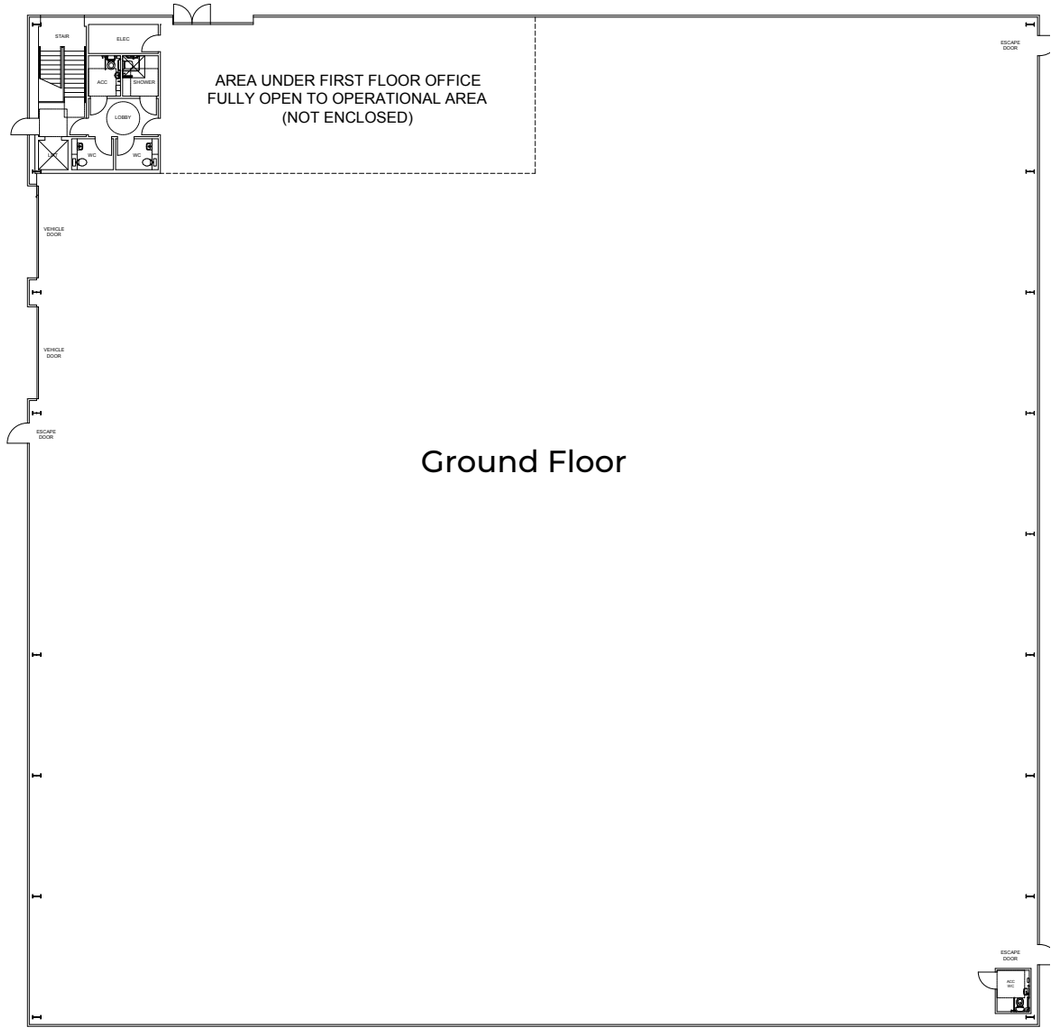


Unit 2:

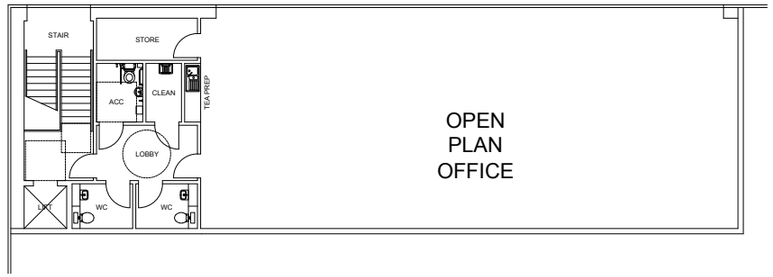


Floor Plans

Unit 3:

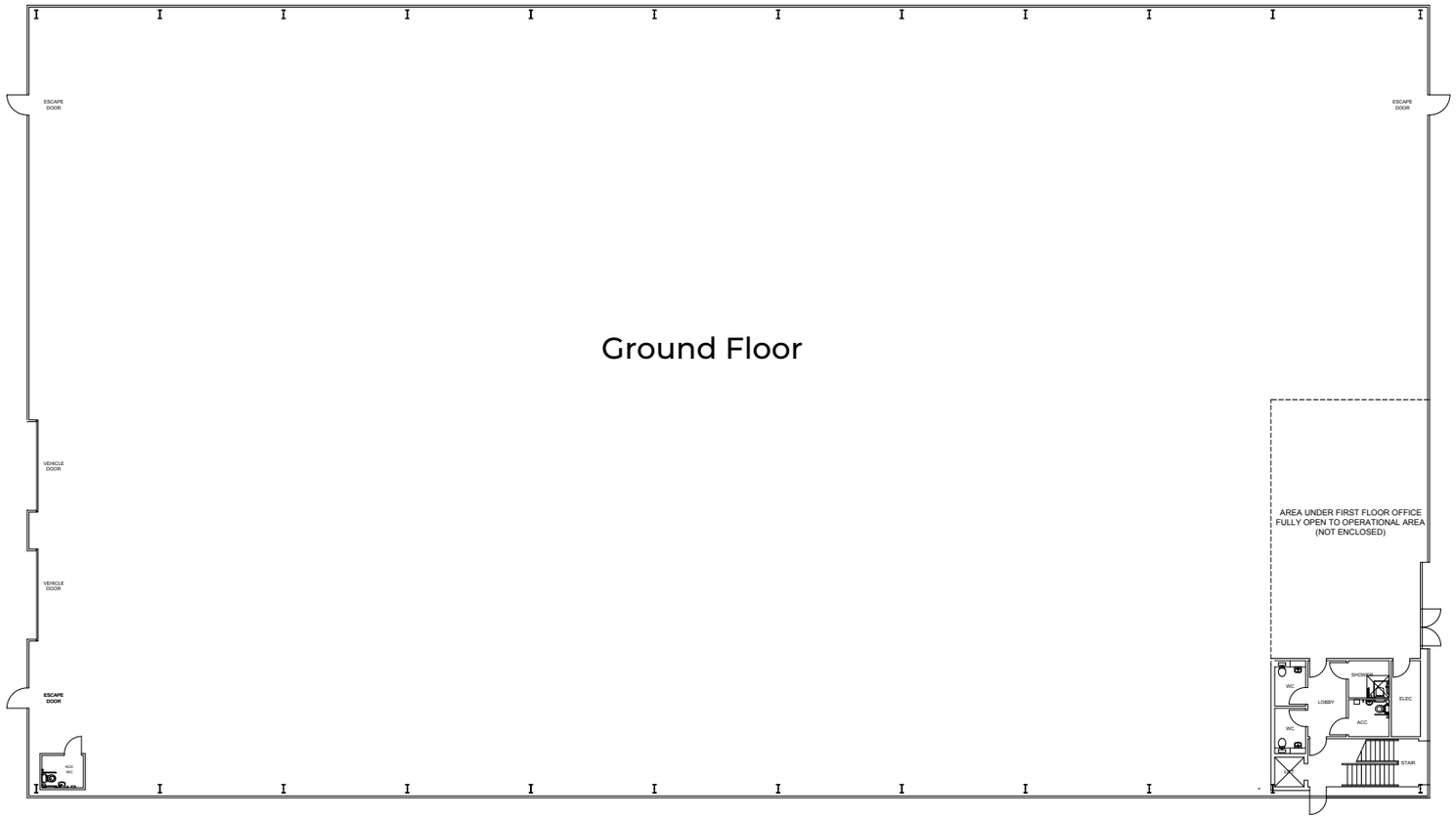


First Floor

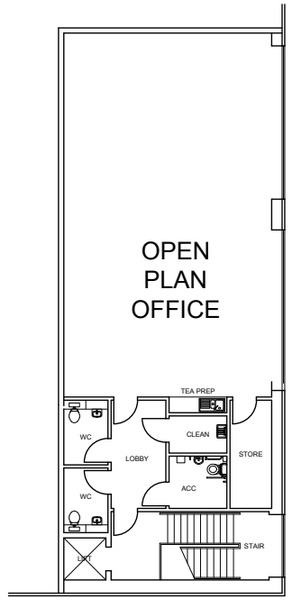


Floor Plans

Unit 4:



First Floor



All units benefit from highly specified offices/welfare facilities

Terms

The properties are available on Full Repairing & Insuring leases. Further information available from the joint leasing agents, Colliers & Ryden.

Rents

On application to the joint leasing agents, Colliers & Ryden.

Rates

Each building will require to be assessed for rates once a Tenant takes occupation.

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

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

All rating enquiries should be made directly to 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.

EPC

Targeting EPC Rating: A

Further Information

For further information, please contact the joint agents below:

Iain Davidson
M: 077950 101 18
E: iain.davidson@colliers.com

Colliers

Gregor Harvie
M: 07765 255 988
E: gregor.harvie@ryden.co.uk

Ryden

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A joint development by Wemyss Properties and Westerwood Properties.

WEMYSS PROPERTIES

WESTERWOOD