TO LET

Substantial Storage and Distribution Warehouse

GIA: 6,428 Sqm (69,189 Sqft)

Excellent Connectivity To The M8 Motorway And Beyond

Yard Area: 0.41 Hectares (1.01 Acres)

Benefits From Minimum Eaves of 5.5m to 7.5m

Situated Within An Established Industrial Location

Benefits from 7 Dock Levelers

Rental: From £3.50 psf.

CLICK HERE FOR LOCATION!



UNIT 5, JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ

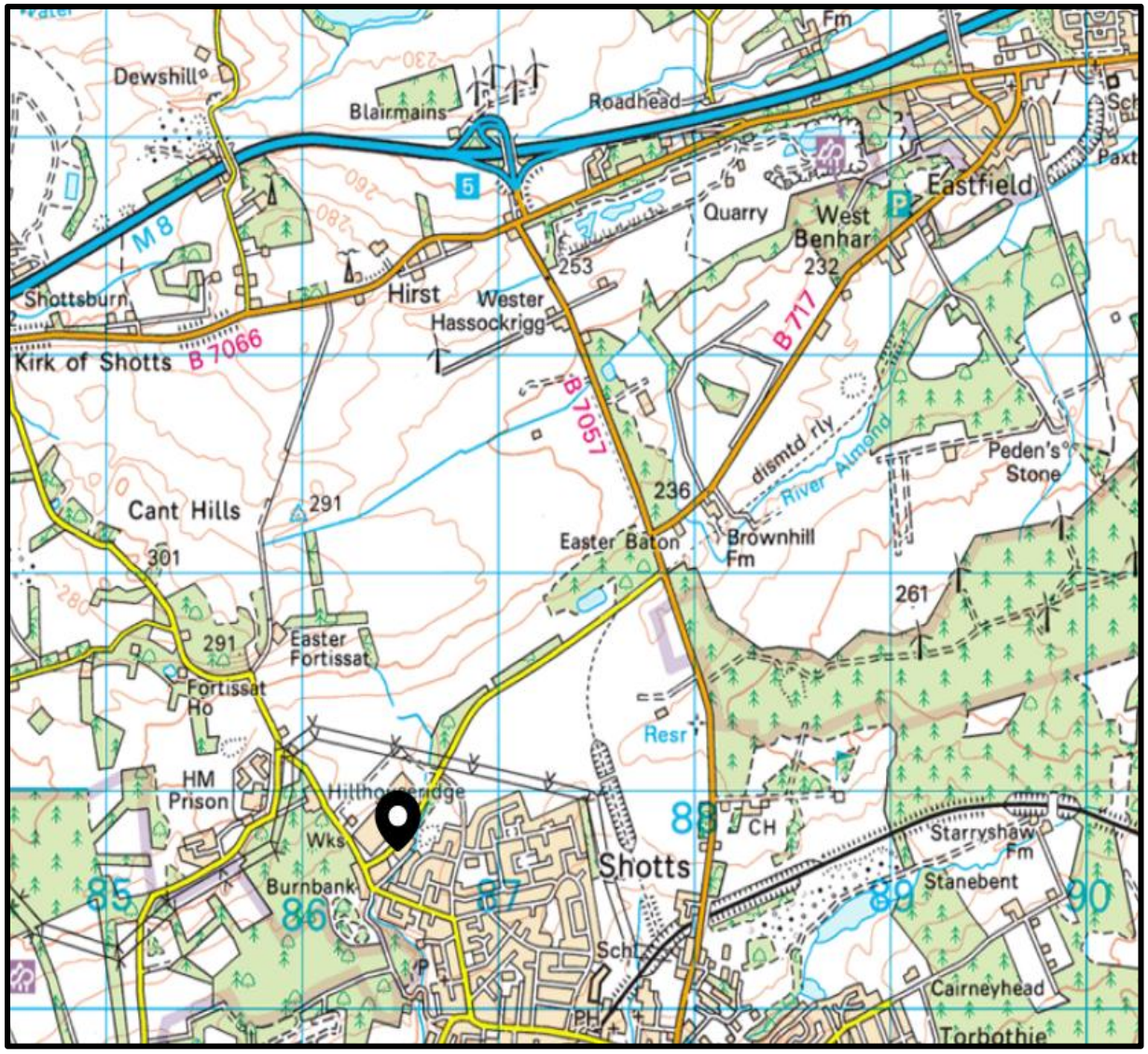
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SHEPHERD COMMERCIAL

Location



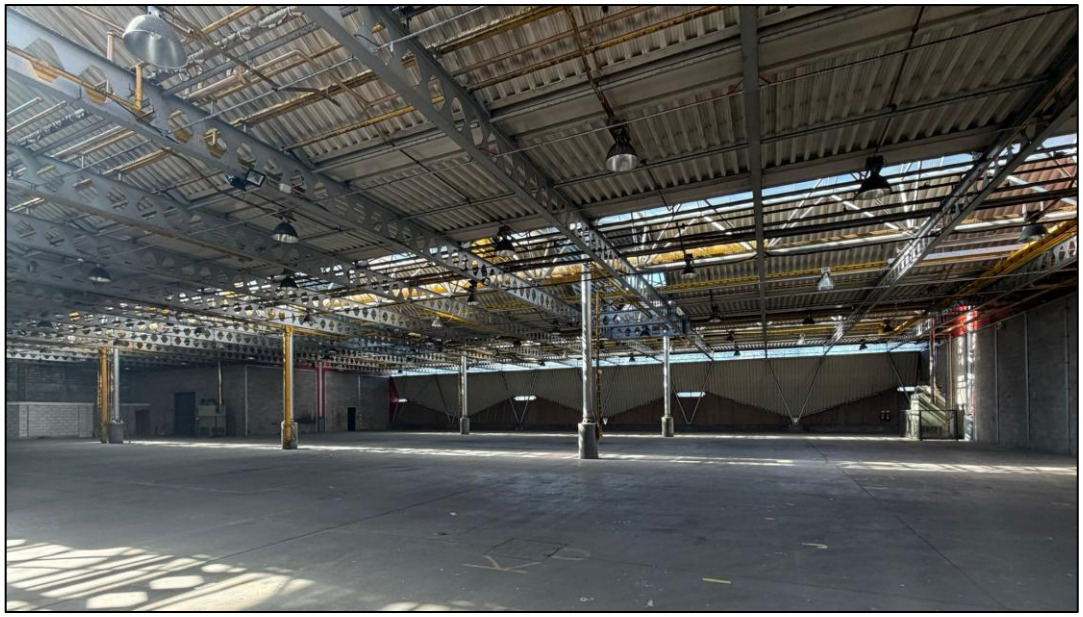
The subjects are located in Shotts, approximately 25 miles east of Glasgow and 20 miles west of Edinburgh, forming part of North Lanarkshire's council district.

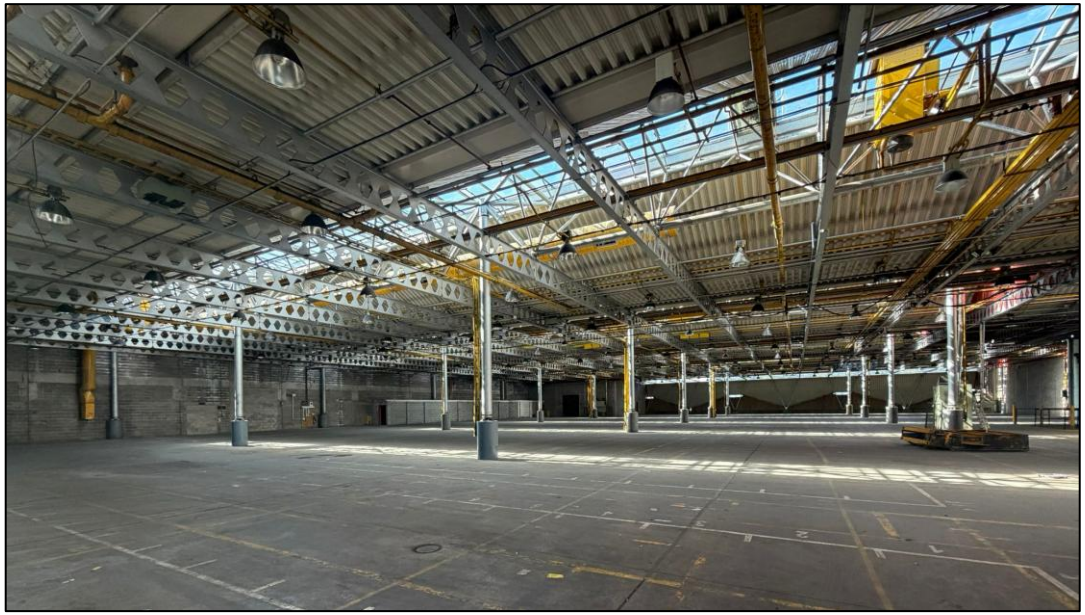
Shotts benefits from strong transport links with the M8 motorway being located nearby, providing access to both Glasgow and Edinburgh. Shotts Train Station, located approximately 1.5 miles from the subject property, provides frequent services into Glasgow Central Station and Edinburgh Waverly.

More specifically, the subjects occupy a prominent position within Junction 5, M8 Business Park which acts as one of North Lanarkshire's premier industrial locations. The surrounding area consist of commercial occupiers in include CPA Engineered Solutions Ltd, Cooper Bros Shotts and Drummonds Distribution.

CLICK HERE FOR LOCATION

Description





The subjects comprise a substantial warehouse and distribution hub of steel portal frame construction with profiled aluminum cladding and pitched roof. The property benefits from various pedestrian entrances along with a number of vehicular roller shutter doors.

Internally, the subjects provide loading bays and access to the western projection of the property, with the rear incorporating a substantial warehouse section. Minimum eaves height in this section is 5.5m

There are 7 dock leveler loading bays in total with a minimum eaves height of 7.5m in the loading bays. The roof incorporates translucent panels with artificial lighting provided by sodium light fitments.

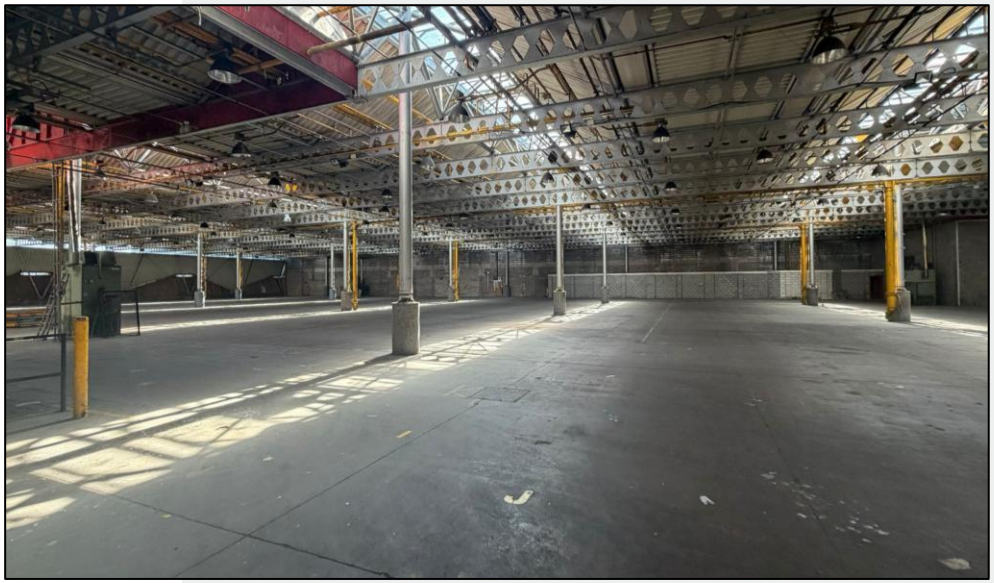
The property also benefits from a dedicated secured yard bounded by perimeter fencing and offers excellent quality hard standing concrete surface. This section extends across 1.01 acres.

	SQM	SQFT
Unit 5	6,428	69,189
TOTAL	**6,428**	**69,189**

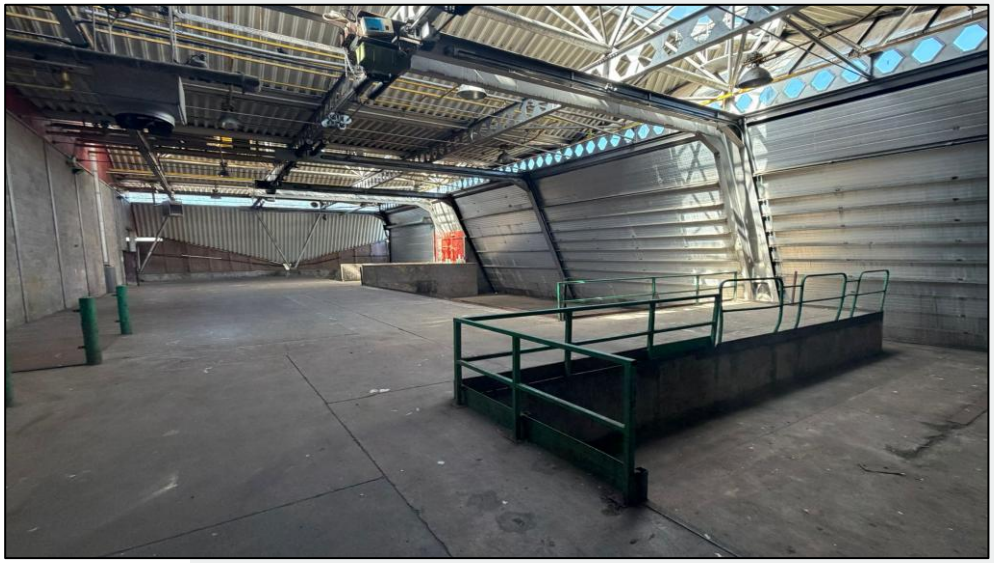
The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Photographs









Surrounding Occupiers



The Detail

RENTAL

Rents starting from £3.50 psf.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The prospective tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £141,000.

The rate poundage applied to values over £100,000 in period 2026/27 is 54.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Revised: JUNE 2026

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