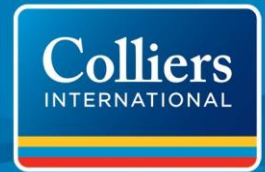


TO LET

PRELIMINARY



**NEWLY REFURBISHED MODERN DETACHED
DISTRIBUTION/PRODUCTION UNIT**



Apollo, Eurocentral, 2 Dovecote Road, Motherwell ML1 4GP

- **AVAILABLE NOW - NEWLY REFURBISHED**
- High Quality Modern Warehouse/Production Facility
- 10.15m Eaves Height - 12.09m to roof apex
- 6 Dock Leveller and 1 Ground Level Access Doors
- High Quality Offices/Welfare at 1st Floor
- Large secure concrete yard with electric security gates
- Separate secure car park with 30 spaces
- Excellent road connections adjacent to Eurocentral M8 junction
- Recently completed M8 upgrade works

53,820 sq ft (5,000 sq m)

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

Iain Davidson
Logistics & Industrial
+44 141 226 1056
Iain.Davidson@colliers.com

Property Ref: **23977**

Colliers International
2 West Regent Street
Glasgow
G2 1RW
+44 141 226 1000

www.colliers.com/uk/industrial

Apollo, Eurocentral, 2 Dovecote Road, Motherwell ML1 4GP

LOCATION

Centralpoint comprises a development of high quality modern distribution/production buildings within Scotland's premier industrial park, Eurocentral.

Eurocentral is strategically located immediately adjacent to and overlooking the recently upgraded M8 motorway, linking Glasgow (11 miles west) and Edinburgh (31 miles east). The dedicated Eurocentral motorway interchange (J7 M8) provides immediate access to and from the M8 and three miles west lies Baillieston interchange linking the M8, M74(M6) and M73 motorways. Both Glasgow and Edinburgh International Airports can be reached within 30 minutes from Centralpoint and the air freight terminal at Prestwick is within a one-hour drive. Eurocentral further benefits from a rail freight terminal providing access to the UK rail network as well as the Channel Tunnel. Occupiers at Eurocentral providing testament to its prime location include; Amazon, Lidl, Wincanton, Eddie Stobart, FedEx, Morrisons, XPO, GIST, Warburons, Headlam, Sheffield Insultaion, ACS Clothing, Next and DX.

DESCRIPTION

The property comprises a modern high quality detached distribution/production unit of steel portal frame construction, built in 2008 and benefitting from the following salient features.

- Sprinkler system in warehouse
- 10.15m eaves height
- 12.09m to roof apex.
- 6 Dock Levellers and one Ground Level Access Door
- High Quality Offices/Welfare at 1st Floor
- 50kN/sq m Floor Loading Capacity
- Large secure concrete yard with electric security gates
- Separate secure car park with 30 spaces.

AREAS

		Sq ft	Sq m
Ground Floor	Warehouse/ Reception	51,009	4,738.83
First Floor	Office	2,811	261.18
Total (approx.)		53,820	5,000.01

RATEABLE VALUE

We are advised by the local Assessors department that the property has a Rateable Value of NAV/RV £269,000. We therefore estimate rates payable for 2019/20 to be £138,804 pa.

LEGAL COSTS

Each party to bear their own legal fees in respect of any transaction. The ingoing tenant shall be responsible for all costs associated Land and Buildings Transaction Tax and VAT thereon.

TERMS

The property is available to lease on Full Repairing and Insuring terms. Further details available on request.

RENT

On Application

EPC

Rating – to be confirmed.

VIEWING

Strictly by prior appointment through the sole agents, Colliers International.

FURTHER INFORMATION

Please contact:

Iain Davidson

T: 0141 226 1056

M: 07795 010118

iain.davidson@colliers.com

Apollo, Eurocentral, 2 Dovecote Road, Motherwell ML1 4GP



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party 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. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.
September 2018

Colliers International is the licensed trading name of Colliers International Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.

