

**DEVELOPMENT UNDERWAY
AVAILABLE WINTER 2021**



***YEAR ONE
100% RATES
FREE**

PHASE TWO

GARTCOSH

— INDUSTRIAL PARK —

— J2A-M73 —

TO LET

TWO BUILDINGS OF 16,000 SQFT (1,486 SQM) & 24,500 SQFT (2,276 SQM)

PHASE ONE LET TO



Image of Phase 1 building

BOTHLIN ROAD, GARTCOSH, GLASGOW, G69 8GD

TWO NEW HIGHLY SPECIFIED INDUSTRIAL BUILDINGS

WWW.GARTCOSHINDUSTRIALPARK.CO.UK



GARTCOSH
— INDUSTRIAL PARK —
— J2A-M73 —

PHASE ONE
LET TO



PHASE TWO

COMPLETION WINTER 2021

24,500 SQFT

16,000 SQFT

Specification

- High Quality composite cladding to elevations & roof
- Glazed curtain walling (in part)
- Offices tailored to meet tenant requirements
- DDA Compliant
- Secure service yards
Unit 2: 35m x 27m
Unit 3: 53m x 27m
- Minimum eaves height 6.5m to underside of haunch
Unit 2: 8.7m to apex
Unit 3: 9.0m to apex
- Generous parking provision
- 2no. ground level loading doors per building
(width: 4.1m, Height: 5.0m)
- 2no. floodlights fitted
(1no. over each overhead door) to light the yard areas
- 3 phase power and gas supply
- 30kN/m² imposed floor loading

Two new high specification distribution/production units of approximately 16,000 sqft & 24,500 sqft

Computer Generated CGI image



Location

Located in North Lanarkshire, Gartcosh Industrial Park occupies a strategic location at the heart of Scotland's motorway network.

Gartcosh Industrial Park lies immediately adjacent to and overlooking the M73 motorway and has its own 'diamond' 4-way junction (J2a). The Park is only 3 miles from the Baillieston Interchange which connects the M8 (linking Glasgow & Edinburgh) and M73 motorways. The M74 motorway leading south (M6) is also easily accessible via the M73. The M80 motorway, linking Glasgow and Stirling, is also within easy reach being located 2 miles to the north.

This new business park is also accessible via the A752 from Bargeddie/ Showcase junction of A8 or the Coatbridge A89 exit from the M8 (east).

Gartcosh Industrial Park is served by its own railway station and park & ride facility, with a regular train service connecting the Park and neighbouring villages with Glasgow Queen Street, Cumbernauld and Falkirk.

Glasgow, Edinburgh and Prestwick International airports are all within easy reach of Gartcosh. The site is 20 miles from Glasgow Airport, 35 miles from Edinburgh Airport and the air freight terminal at Prestwick Airport is a 50 minute drive away.

Gartcosh Industrial Park is also home to the recently opened Scottish Crime Campus.



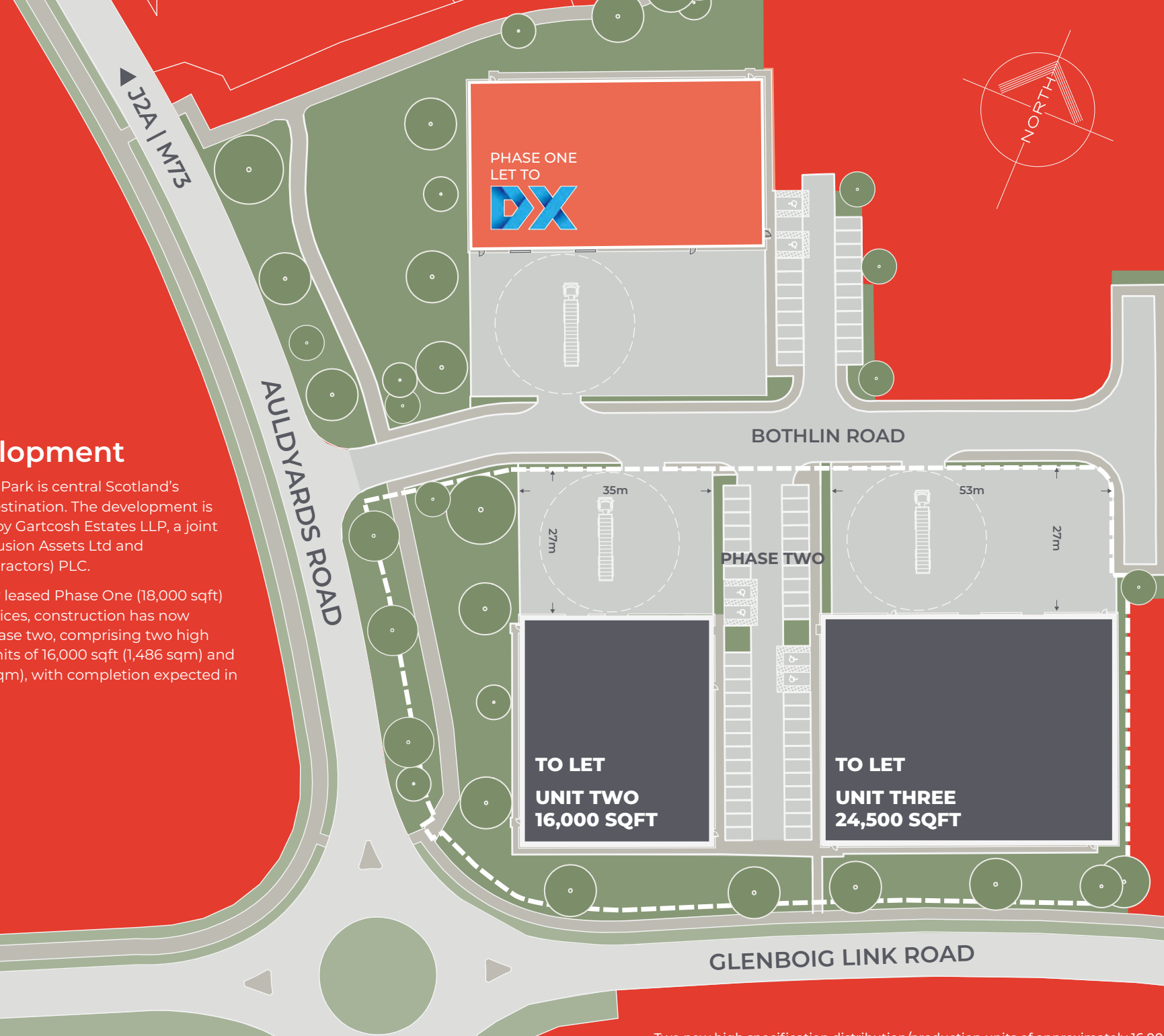
Two new high specification distribution/production units of approximately 16,000 sqft & 24,500 sqft

Indicative images showing Phase 1

The Development

Gartcosh Industrial Park is central Scotland's newest business destination. The development is being undertaken by Gartcosh Estates LLP, a joint venture between Fusion Assets Ltd and J. Smart & Co. (Contractors) PLC.

Having successfully leased Phase One (18,000 sqft) to DX Network Services, construction has now commenced on phase two, comprising two high quality industrial units of 16,000 sqft (1,486 sqm) and 24,500 sqft (2,276 sqm), with completion expected in Winter 2021.



Two new high specification distribution/production units of approximately 16,000 sqft & 24,500 sqft

Rates

The properties will require to be assessed for rates once a tenant takes occupation. *As new build units, the tenants will be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshire Assessor's Department: 01698 476000.

Terms

The properties are available to lease on full repairing and insuring terms with further information available from the letting agent, Colliers.

EPC Rating

EPCs will be provided on completion. For guidance, phase 1 achieved an EPC rating of 'A'.

Further Information

For further information please contact the sole letting agent:



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March 2021

