

TO LET – COMING SOON

PRIME NEW BUILD DISTRIBUTION UNITS EUROCENTRAL, ML1 4UR PLANNING CONSENT GRANTED



NB. Indicative image only





SCOTLAND'S PREMIER LOGISTICS HUB

J7

M8

J6

Honeywell



MALCOLM LOGISTICS

TEREX



DAKOTA

Regus

piece

Hermes the parcel people

Mentholatum

NHS SCOTLAND

SB Components

ACS CLOTHING

lumiraDx

NAGEL-GROUP

SIG

headlam group plc

WarburtonS

Wincanton

Hermes the parcel people



Eddie Stobart

amazon

Morrisons Since 1899

NHS SCOTLAND

XPO Logistics

Finsbury Food Group

Stapletons Tyre Services



PLOT H



PLOT J

FedEx

TO LET EUROCENTRAL, ML1 4UR

NEW BUILD INDUSTRIAL / DISTRIBUTION UNITS
15,000 SQFT to 200,000 SQFT

LOCATION

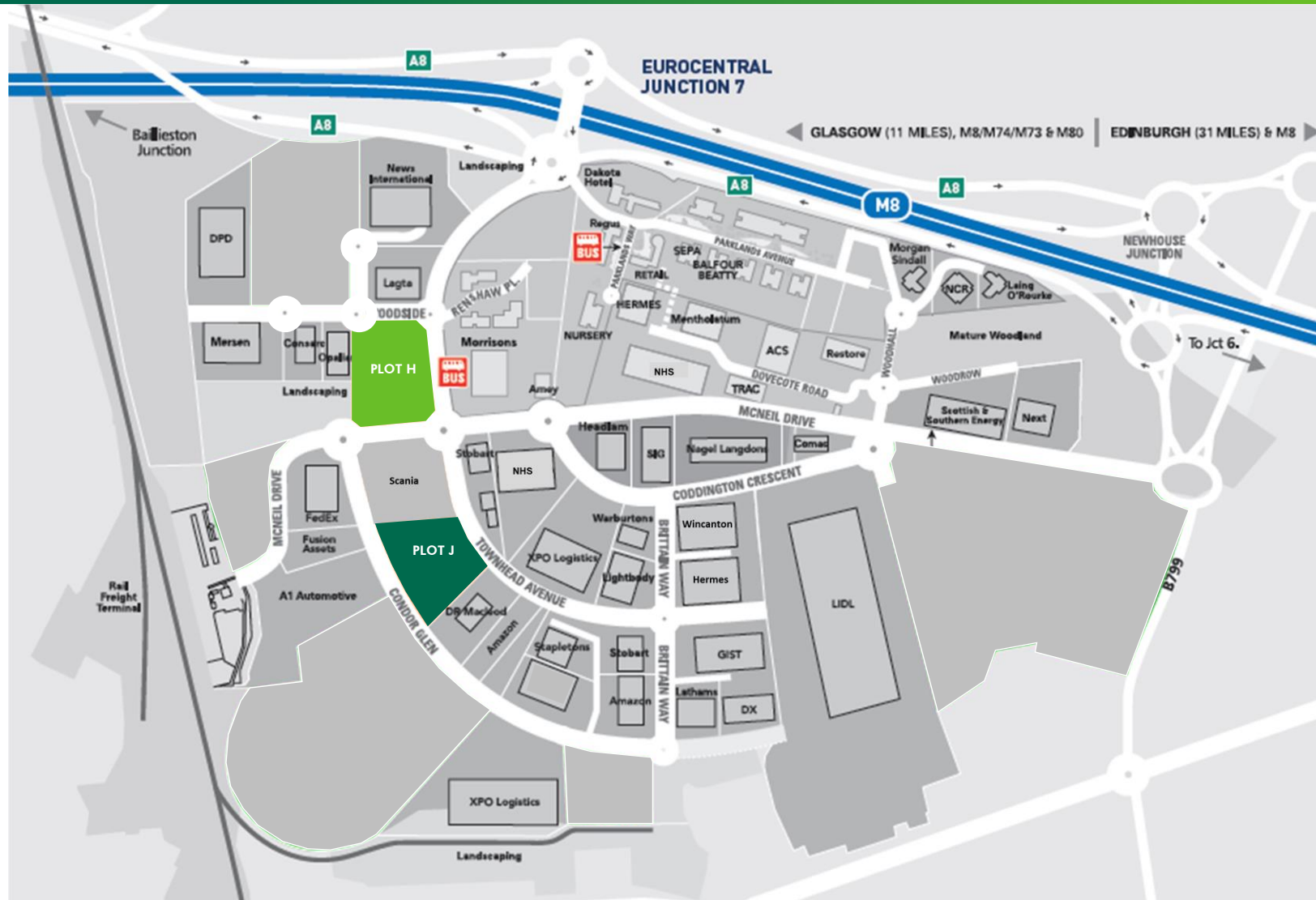
Eurocentral is Scotland's most modern purpose built "big box" distribution and industrial park, strategically located at Junction 7 of the M8 motorway between Glasgow (11 miles west) and Edinburgh (31 miles east).

DRIVE TIMES

Glasgow	12 mins	(11 miles)
Edinburgh	31 mins	(31 miles)
Carlisle	85 mins	(90 miles)
Aberdeen	150 mins	(147 miles)
Glasgow Airport	22 mins	(22 miles)
Edinburgh Airport	35 mins	(29 miles)
Prestwick Airport	50 mins	(45 miles)

LOCAL AMENITIES

- Dakota Hotel / Restaurant
- 'Piece' delicatessen / café
- Regus serviced offices
- Papillon Nursery
- Glasgow Fort Shopping Centre (7 miles)
- 185 buses per day visit Eurocentral
- 7 railway stations within 5 miles, connected by bus
- Rail Freight Terminal



PLOT H CONSENTED DEVELOPMENT

Welcome to Scotland's largest speculative industrial development.

Our exciting new build development consists of four highly specified industrial/warehouse units, equating to a total of 152,490 Sq Ft (14,167 Sqm), with individual unit sizes as follows:-

UNIT	AREA (SQFT)	AREA (SQM)	EAVES
Unit 1	29,430	2,734	7m
Unit 2	31,260	2,904	8m
Unit 3	41,110	3,819	10m
Unit 4	50,690	4,709	10m
TOTAL	152,490	14,167	

PLANNING

Planning consent was granted in 2020 for the scheme as outlined in the opposite site plan.

REGISTER YOUR INTEREST

Please contact the joint agents to register your interest in the units.



**PLOT H
SPECIFICATION
PLANNING GRANTED**



Unit 1

Unit 2

Unit 3

Unit 4

Total GIA	• 29,430 Sq Ft	• 31,260 Sq Ft	• 41,110 Sq Ft	• 50,690 Sq Ft
Office Content	• 2,250 Sq Ft Offices	• 2,250 Sq Ft Offices	• 2,250 Sq Ft Offices	• 2,250 Sq Ft Offices
Eaves Height	• 7 m eaves height	• 8 m eaves height	• 10 m eaves height	• 10 m eaves height
Apex Height	• 9 m apex height	• 10 m apex height	• 12 m apex height	• 12 m apex height
Access Doors	• 2 level access doors	• 2 level access doors	• 4 level access doors	• 4 dock levellers • 2 level access doors
Yard Depth	• 33 m yard	• 35 m yard	• 41 m yard	• 45 m yard
Car Parking	• 31 parking spaces	• 33 parking spaces	• 42 parking spaces	• 46 parking spaces

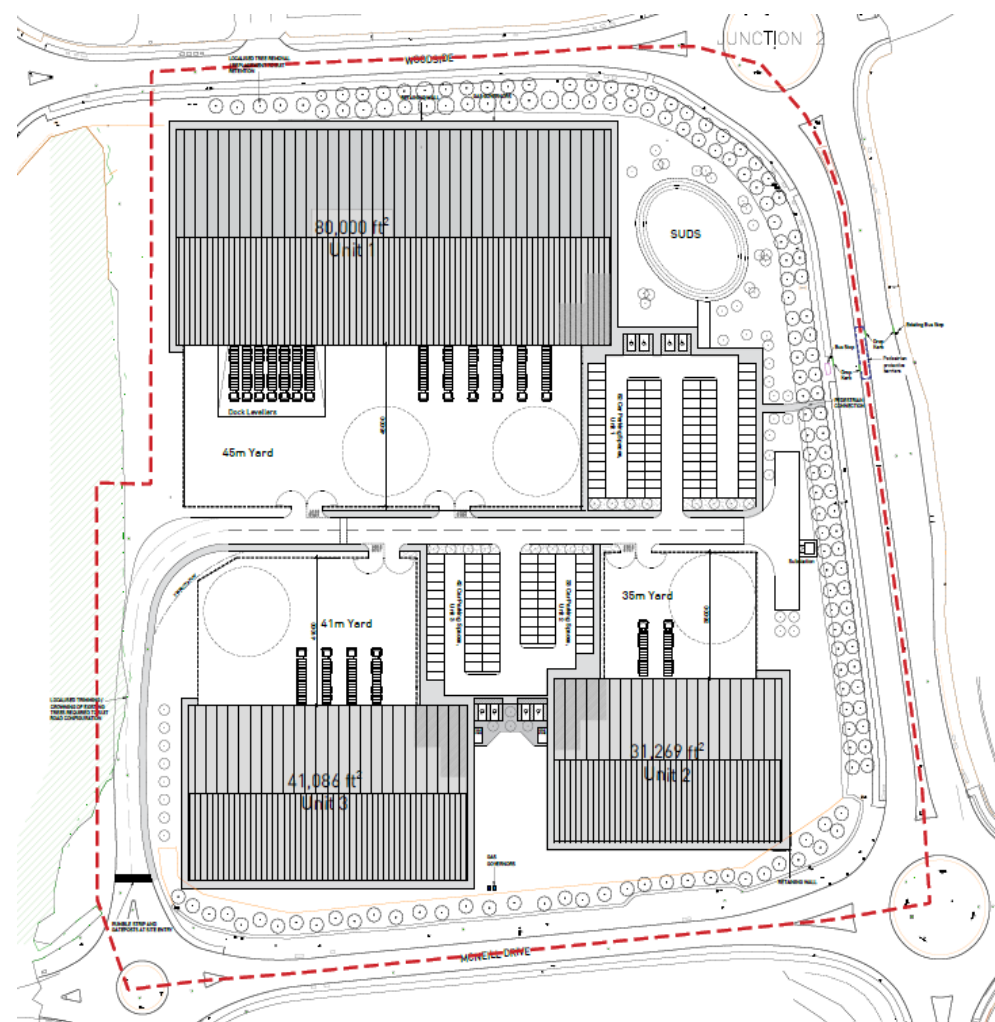
PLOT H - ALTERNATIVE SCHEME

The client will also consider an alternative industrial scheme which can accommodate three highly specified industrial/warehouse units, equating to a total of 152,355 Sq Ft (14,154 Sqm), with individual unit sizes as follows:-

UNIT	AREA (SQFT)	AREA (SQM)	EAVES
Unit 1	80,000	7,432	10m
Unit 2	31,269	2,905	8m
Unit 3	41,086	3,817	10m
TOTAL	152,355	14,154	

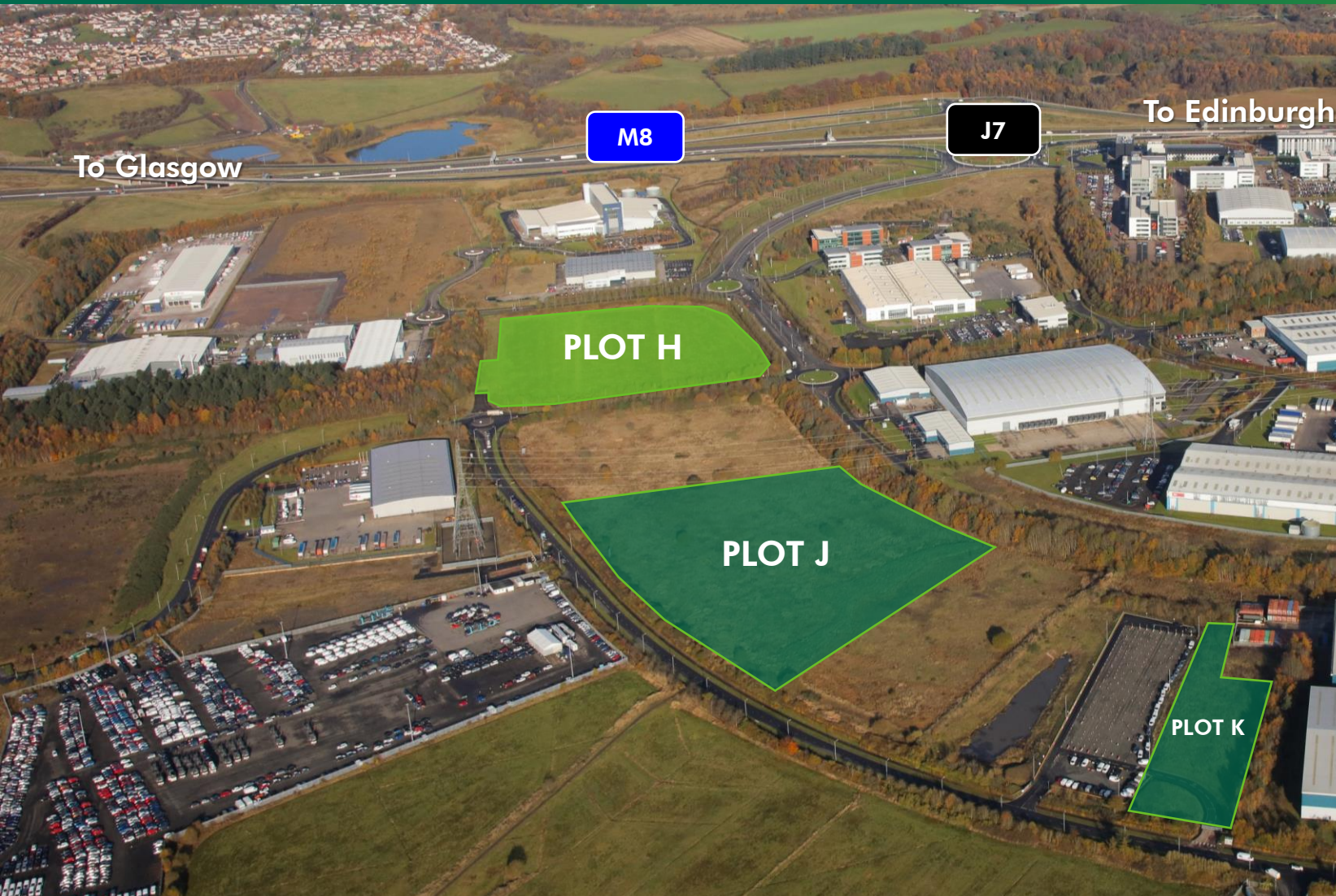
BESPOKE REQUIREMENTS

We would welcome the opportunity to discuss bespoke industrial requirements and can accommodate a variety of sizes, therefore please do not hesitate to contact the agents to discuss on a confidential basis.



TO LET
EUROCENTRAL, ML1 4UR

NEW BUILD INDUSTRIAL / DISTRIBUTION UNITS
15,000 SQFT to 200,000 SQFT



BUILD TO SUIT OPPORTUNITIES

In addition to the Plot H consented development, our client has additional land capable of accommodating bespoke pre-let occupier requirements up to 200,000 Sqft:-

- 2 to 21 acres
- Bespoke Design & Build Opportunities
- From 15,000 to 200,000 Sqft
- Fully serviced site
- Suitable for Use Classes 4, 5 & 6
- Prime distribution location
- Immediate access to M8 Junction 7
- Dedicated Eurocentral Railfreight Terminal operated by DB Schenker
- Excellent nearby amenities
- Dakota Hotel

CONTACT US

CBRE

0141 204 7666

www.cbre.co.uk

Craig Semple

Email: Craig.Semple@cbre.com

Tel: 07795 641892

Gregor Davidson

Email: Gregor.Davidson@cbre.com

Tel: 07584 032364

Ryden.co.uk

0141 204 3838

Gregor Harvie

Email: Gregor.Harvie@ryden.co.uk

Tel: 07765 255988

Alan Gilkison

Email: Alan.Gilkison@ryden.co.uk

Tel: 07770 331525

ABOUT THE DEVELOPER



The J W Muir Group plc is a family owned business, headed by the Group Chairman and founder John Muir employing over 360 staff and actively employs from local sources.

Pulling the resources of the group companies together provides a range of skills and experience to undertake projects across the development spectrum.

With a reputation for quality and client focus, the Group employs net assets of around £88 million with an annual turnover of approximately £100 million.

Innovation in design, through research into new materials and construction practices, keeps the group at the forefront of the industry.