

**FOR SALE**  
**20,092 SQ FT (1,867 SQ M)**

# HIGHLY PROMINENT INDUSTRIAL UNIT

**BLOCK 10, UNIT 5**  
**HOWDEN AVENUE**  
**NEWHOUSE INDUSTRIAL**  
**ESTATE MOTHERWELL**  
**ML1 5RX**

- Prime location overlooking the M8
- Refurbishment underway
- Adjacent to Eurocentral – Scotland's premier distribution location

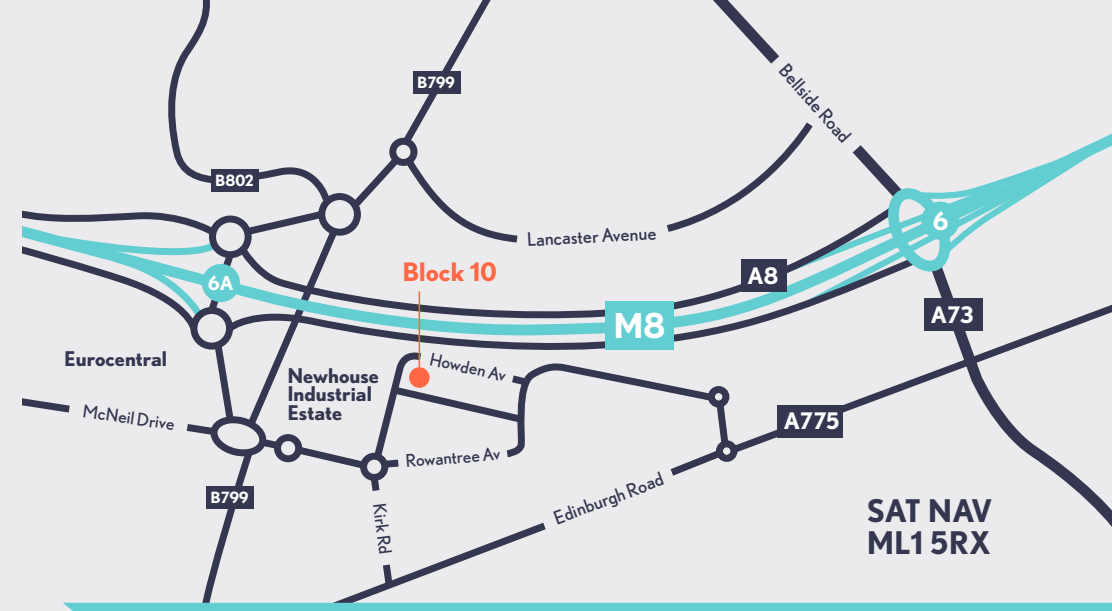


# NEWHOUSE INDUSTRIAL ESTATE

Prime location adjacent to Junction 6 of the M8 and only 4 miles from J5 (Raith) of the M74. Newhouse lies 14 miles east of Glasgow and 32 miles west of Edinburgh. The property is located on Howden Avenue within Newhouse Industrial Estate overlooking the M8.

Other estate occupiers include **Honeywell, Volvo/Terex, UPS, WH Malcolm, Ryder, XPO, Co-op** and **Brakes**.

# PREMIER LOCATION



Immediate access to M8 via J6



VOLVO / TEREX

UPS

MERLIN ELECTRO PLATING

121 ELECTRICAL SERVICES

X MET FABRICATION

LIDL

EUROCENTRAL

NEXT

HONEYWELL

TO GLASGOW - 14 MILES

A8

M8

TO EDINBURGH - 32 MILES



# REFURBISHMENT UNDERWAY

Semi-detached industrial unit of steel frame construction under a concrete cement roof. New metal cladding to front.

- Minimum height of 3.65m to underside of truss
- External & internal refurbishment underway
- Comprises warehouse, reception, offices, kitchen and WCs
- Loading door to rear with ramp access to warehouse
- Potential for any purchaser to create additional ground level loading door and yard to rear.

## ACCOMMODATION

UNIT	SQ FT	SQM
Warehouse	17,121	1,591
Offices (incl. warehouse office/kitchen/WCs)	2,971	276
TOTAL GIA (APPROX)	20,092	1,867



Indicative image showing potential additional loading door and yard



# NEWHOUSE INDUSTRIAL ESTATE MOTHERWELL ML1 5RX



For Sale 20,092 sq ft (1,867 sq m)

## RATEABLE VALUE

We understand that the property is entered into the Valuation Roll as one entry as follows:

NAV/RV £55,500

All rating enquiries should be made directly to Lanarkshire Assessors Department  
T: 01698 476 078

## TERMS

The Heritable interest (Scottish equivalent of English freehold) in our client's property is available for sale with vacant possession at offers in excess of £800,000.

## LEGAL COSTS

Each party will be responsible for bearing their own legal costs. In the normal manner, the purchaser will be responsible for any Land & Buildings Transaction Tax (LBTT) and registration fees.

## VAT

All prices, premiums, rents, etc. are quoted exclusive of VAT.

## VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



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