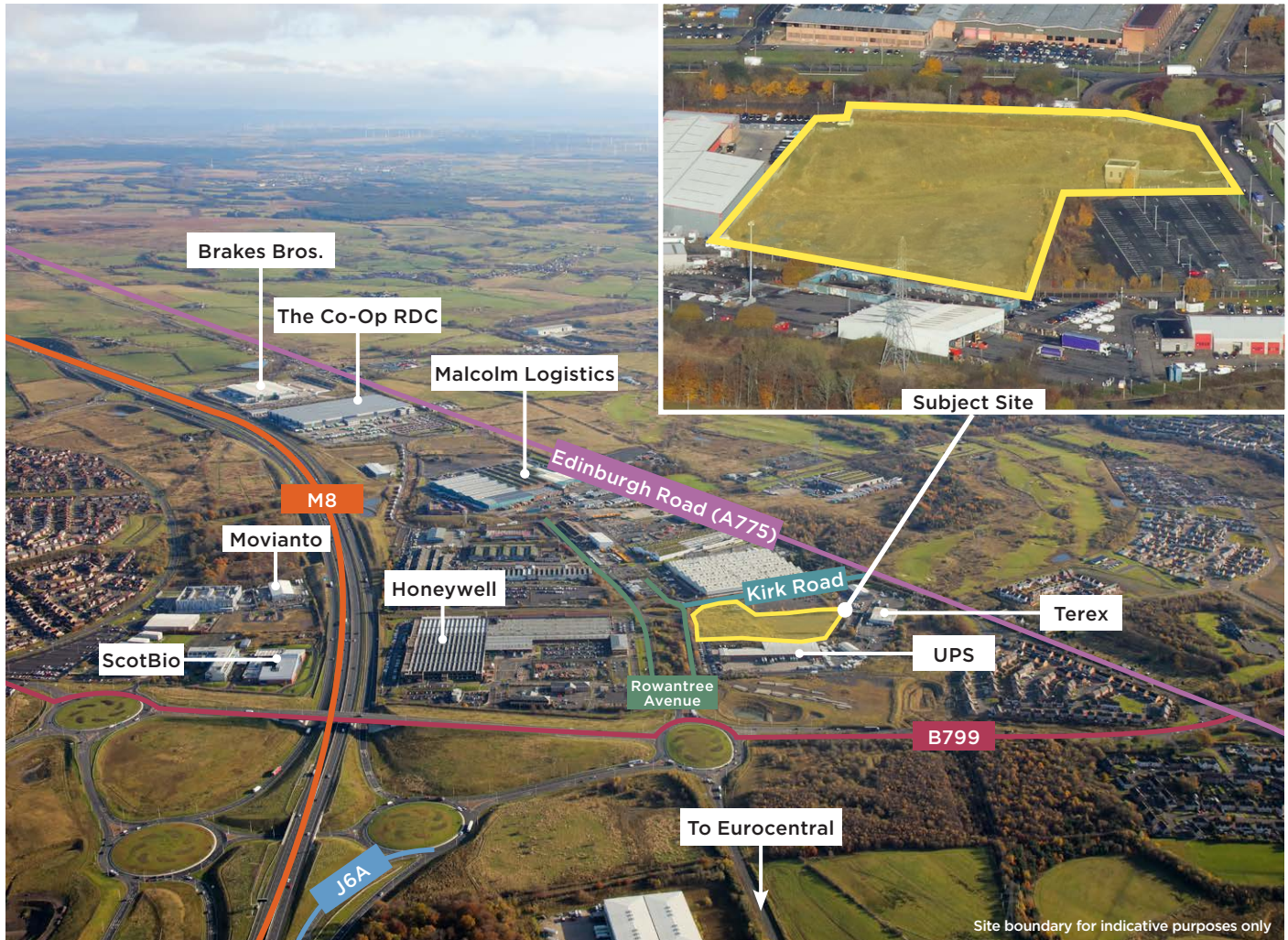


TO LET NEW BUILD INDUSTRIAL OPPORTUNITY IN STRATEGIC LOCATION

# NEWHOUSE INDUSTRIAL ESTATE

Motherwell, ML1 5TX



## Key Highlights

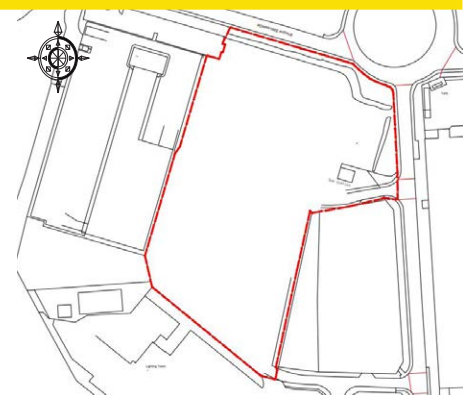
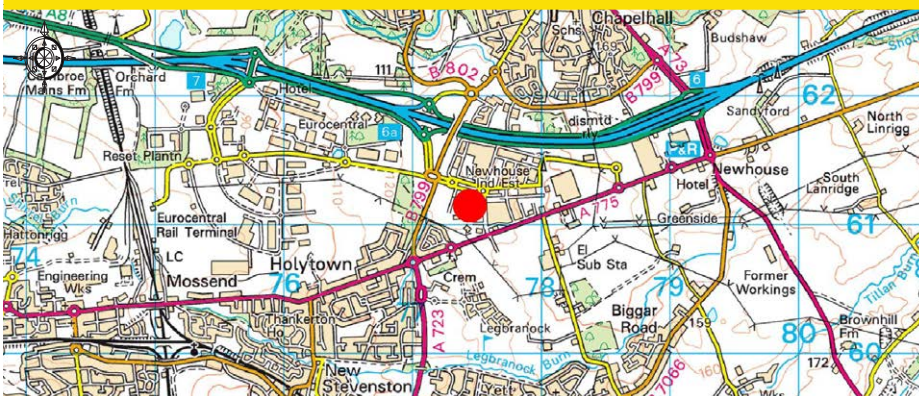
- Site area of 6 acres (2.43 hectares)
- Design & Build industrial warehouse opportunity
- Opportunities from c. 20,000 to 80,000 sq ft (1,858 to 7,432.18 sq m)
- High specification Built to Suit with external yard and parking
- Adjacent to Junctions 6 (Chapelhall / Newhouse) & 6A (Eurocentral) of the M8 Motorway
- Planning Permission Granted for Industrial Development – February 2023

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## Location

Newhouse Industrial Estate is strategically positioned in Scotland's central belt lying 14 miles to the east of Glasgow and 34 miles to the west of Edinburgh. The estate lies adjacent to the A8/M8 motorway and is directly accessed from Junction 6 of the M8 or the Chapelhall Junction, ensuring excellent connectivity into the central Scotland motorway network. The estate sits directly to the east of Eurocentral, Scotland's premier distribution hub, also connecting with Junction 6A (Eurocentral Junction). The land is accessed from Kirk Road, via the two entrances onto Beech Crescent.

Surrounding occupiers include; include UPS, Terex, Malcolm Logistics and The Co-Op Regional Distribution Centre. Eurocentral is home to; Wincanton, Hermes, DPD, Brewdog, Gist, NHS, and Lidl's Regional Distribution Centre, among others.

## Description

The site presently comprises 6 acres (2.43 hectares) of open ground enclosed by concrete post and wire mesh fencing.

The site presents an excellent new build opportunity, having the capability of accommodating industrial buildings from 20,000 sq ft up to 80,000 sqft (1,858 to 7,432.18

sq m). The site owner / developer has the ability to work closely with an end user to design and build to the desired requirements and specification, delivering a facility as a turn-key leasehold package.

## Planning

Planning Permission was granted by North Lanarkshire Council at Newhouse in February 2023 for a major Class 5/6 employment development with ancillary Class 4 office accommodation and associated landscaping, SUDS, access and parking (Ref: 22/01138/FUL).

## Geo-Technical Site Information

Site information is available to review and this includes various Survey based elements, including; Topography, Environmental, Subsoil etc.

## Specification

A new building, or buildings can be constructed to the current modern day standards with up to 10 metres clear internal eaves heights. A full specification package can be tailored to suit an occupier.

Architect's Plans indicating development examples are available on request through Savills. These Plans are indicative and can be

tailored to suit the occupier's specific requirements.

## Rateable Value

The site will require to be assessed following occupation. In the normal manner the occupier will be responsible for the payment of any business rates applicable.

## Lease Terms

Rent and lease terms are available on application with these depending on the development detail. Occupational costs are reflective of what the end user specifically requires from the development and therefore need to be individually costed and appraised on a case by case basis to determine the Lease Terms the Developer can propose.

## VAT

VAT will be payable on the rent and other charges.

## Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT and registration dues applicable.

## Further Information

For further information, contact the sole letting advisers.

## Contact

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