

Ryden

TO LET/
MAY SELL

DETACHED DISTRIBUTION/
PRODUCTION UNIT
38,200 SQ FT

AVAILABLE FROM MARCH 2024

CURRENT ELECTRIC 100KVA
A FURTHER 100KVA IS
RESERVED IN THE SUB
STATION THAT WAS FUNDED
BY OPALION / INDUCTOTHERM
CONSARC SERVICES

GAS 350KW SERVICES -

CURRENT 32MM MAINS
WATER SUPPLY



7 WOODSIDE
HOLYTOWN
MOTHERWELL
NORTH LANARKSHIRE
ML1 4XL



FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)












LOCATION

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, DPD, 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 2011 and benefitting from the following features.

-  8m eaves height
-  9.4m to roof apex.
-  One Dock Leveller and three Ground Level Access Doors
-  High Quality Offices/Welfare with expansion capability to 1st Floor
-  100kN/sq m Floor Loading Capacity
-  Large secure concrete yard
-  Separate secure car park with 14 spaces.
-  Excellent road connections adjacent to Eurocentral M8 junction
-  Recently completed M8 upgrade works

EPC

The Building Energy Performance Rating is in Band A (3).

The building meets the 2002 standard and there is no Action Plan required.

RATEABLE VALUE

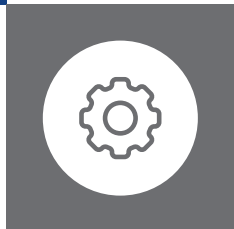
We are advised by the local Assessors department that the property has a Rateable Value of NAV/RV £189,000.

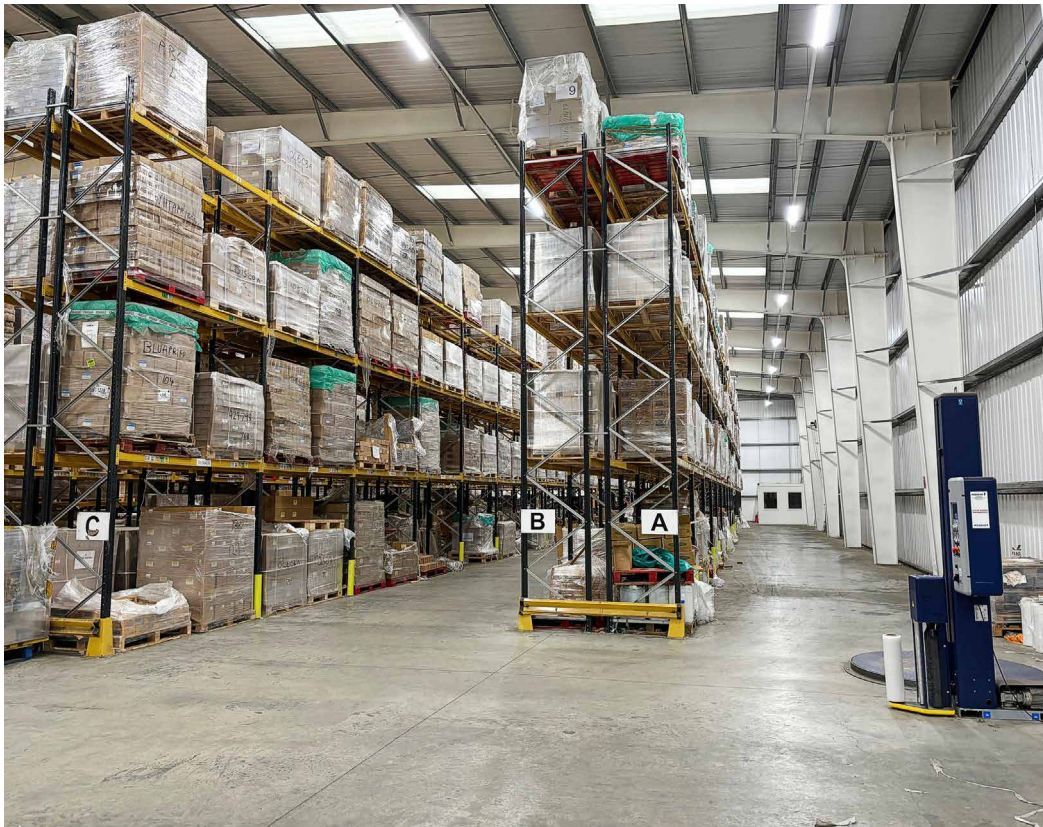
TENURE

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

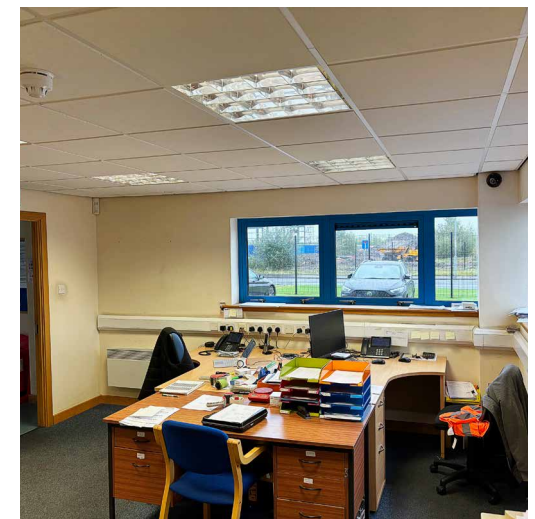
LEGAL COSTS

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





8M EAVES
HEIGHT
- 9.4M TO
ROOF APEX





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GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **October 2023**

