

GIA: 3,378 SQ M, (36,360 SQ FT)

EXCELLENT CONNECTIVITY TO THE M8 MOTORWAY AND BEYOND

3.48M EAVES

**RENTAL : UPON APPLICATION** 



SHEPHERD

M8 Business Park

# UNIT 5, JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ



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JUNCTION



#### LOCATION

The subjects benefit from excellent means of connectivity, being located a short distance to the South-West of Junction 5 off the M8 Motorway on Calderhead Road. Junction 5 provides direct access to the B7057 off the M8 motorway which in turn provides direct access to Calderhead Road. The subjects are located in a long established industrial location, with surrounding commercial occupiers to include CPA Engineered Solutions Ltd, Cooper Bros Shotts (Tyre Wholesale) and Drummonds Distribution.

Junction 5, M8 Business Park lies approximately 25 miles East of Glasgow and 20 miles from Edinburgh and is only a short distance from the main Lanarkshire towns of Airdrie, Coatbridge, Motherwell and Bellshill. The Euro Freight Terminal at Eurocentral is located within 15 minutes drive time.

#### DESCRIPTION

The subjects comprise a substantial warehouse and distribution hub of steel portal frame construction with profiled aluminum cladding and pitched roof. Associated hard standing yard areas are located immediately surrounding the subjects.

The subjects benefit from roller shutter access with a door width of 5.11 m and additionally from 3.48 m eaves throughout. The subjects provide concrete flooring throughout with lighting provided by a mixture of LED and halogen light fittings. CCTV is installed and an area of dedicated yard space is located directly in front of the subjects.

#### ACCOMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects to extend to the following approximate Gross Internal Area:

ACCOMMODATION	SQM	SQFT
UNIT 5	3,378	36,360







## RENT

Upon application.

## RATING

The subjects will require to be re-assessed upon occupation.

# EPC

A copy of the Section 63 certificate can be made available upon request.

# VAT

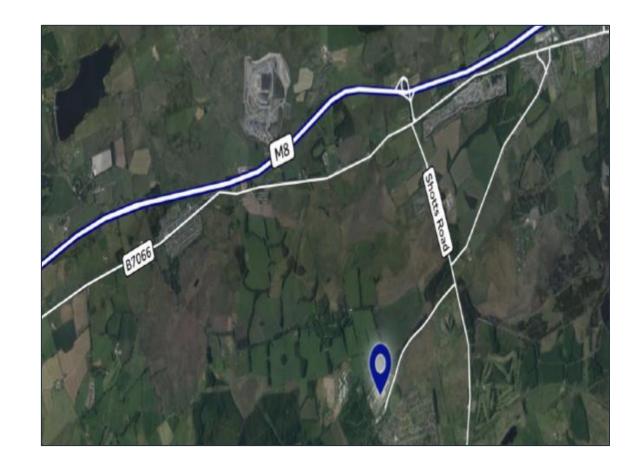
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## **LEGAL COSTS**

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

#### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



## For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lesses, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lesses must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. SEPTEMBER 2022