

## WAREHOUSE AND STORAGE FACILITY

- GIA: 3,378 SQ M, (36,360 SQ FT)
- EXCELLENT CONNECTIVITY TO THE M8 MOTORWAY AND BEYOND
- 3.48M EAVES
- RENTAL : UPON APPLICATION

**TO LET**

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

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## 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.

## ACCOMMODATION

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

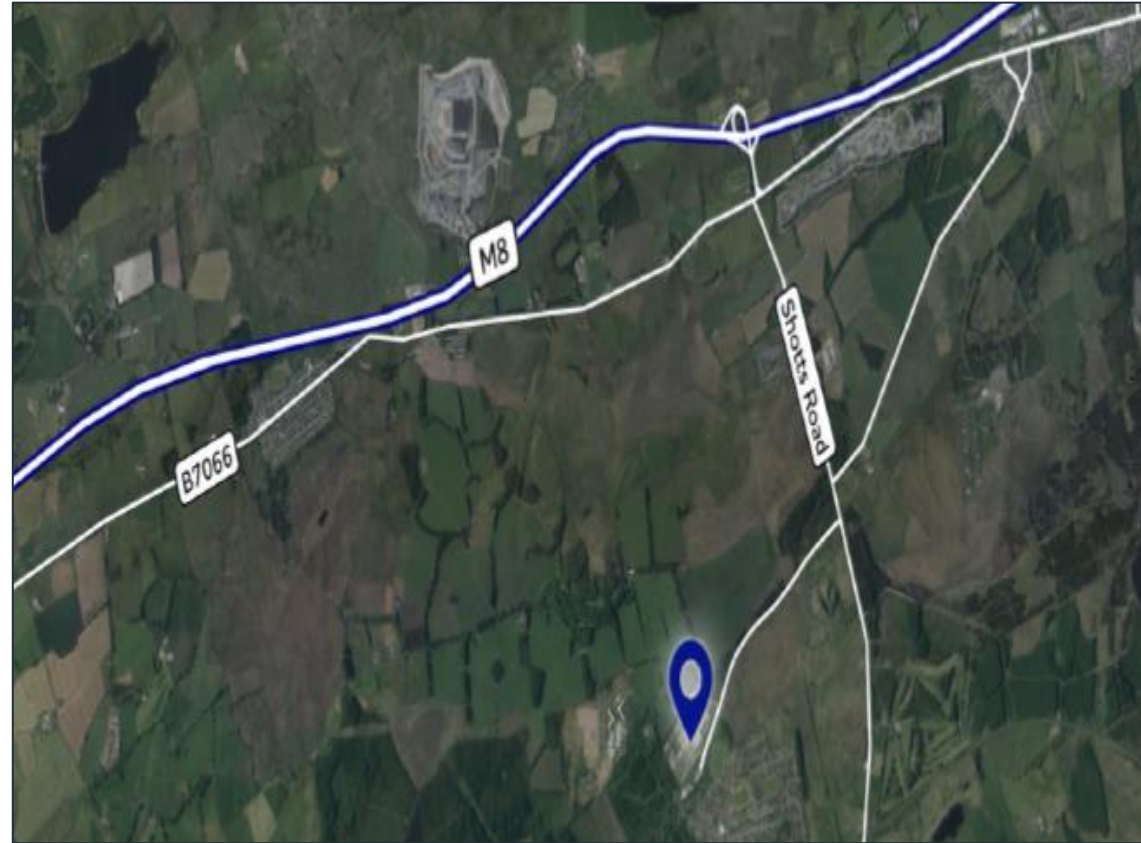
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## 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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