



••• THE LOGISTICS
AND MANUFACTURING
CENTRE FOR SCOTLAND





- Eurocentral has been strategically located to maximise infrastructure links not only through the national motorway network but by rail, air and sea.

Adjacent to the Eurocentral Junction of the A8/M8, Eurocentral benefits from direct access east to Edinburgh and west to Glasgow. It lies just 3 miles east of Baillieston Interchange linking to the M73 (M80) and M74 (M6) motorways north and south respectively.

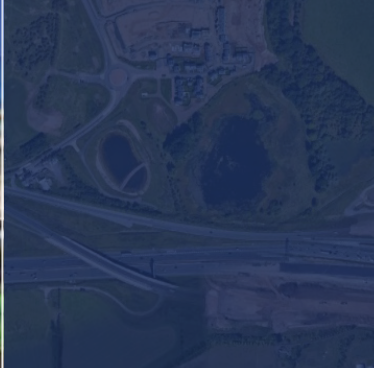
The development is home to Scotland's first Channel Tunnel rail freight terminal, providing both national and European intermodal services. It is also served by local connections to the Greater Glasgow Rail Network.

- Eurocentral offers a variety of serviced plots, For Sale or To Let and ready NOW to accommodate production and distribution business.

Sat Nav Ref:

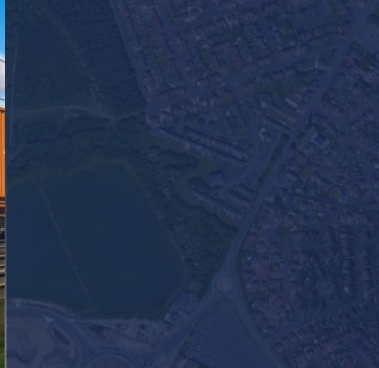
**ML1
4YF**





Manchester

208 miles
3.14 hours



Edinburgh

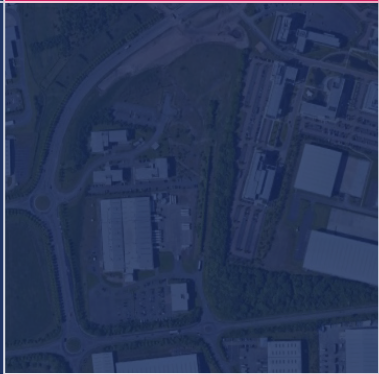
31 miles
31 minutes

Eurocentral ●●●

1.5 million sq ft of bespoke facilities for production and distribution to date.

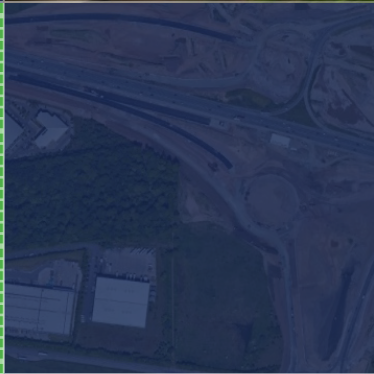
Opportunity ●●●

- Land Purchase
- Ground Lease
- Design & Build packages



Glasgow

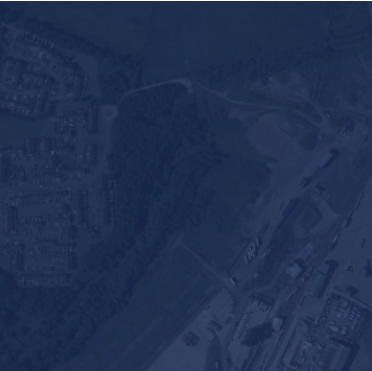
11 miles
14 minutes



Scottish Enterprise ●●●

Scotland's main economic development agency. Grants available for qualifying businesses.

www.scottish-enterprise.com



Amenities ●●●

- Dakota Hotel
- Berits & Brown delicatessen
- Papillon Nursery
- Regus workspace solutions



Occupiers ●●●

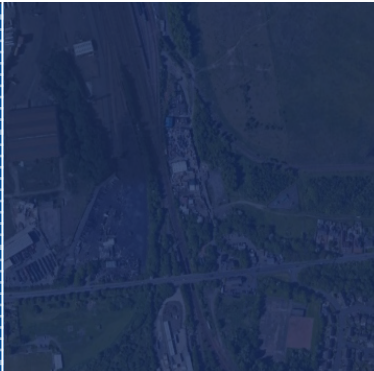
Occupiers include:

- Argos
- City Link
- DSV
- FedEx
- Hovis
- BrewDog
- NHS
- Morgan Sindall
- Morrisons
- News
- International
- Next
- Scottish and Southern Energy
- Stobart Group
- Warburtons
- Wincanton
- Scania
- Clipper Logistics



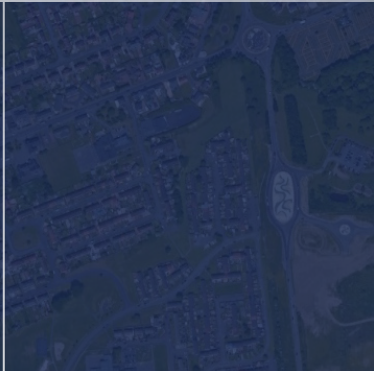
Birmingham

284 miles
4.17 hours



Aberdeen

146 miles
3 hours



Services ●●●

All sites are services for:

- Mains water & drainage
- Mains electricity & gas
- Telecommunications



R
12.1
acres

DPD

Mersen

Newsprinters

Lagta

Clipper
Logistics

Mentholatum

ACS

SB Components

NHS

Lumiradx

Scottish &
Southern Energy

Next

Morrisons

NHS

SIG

Nigel
Langdons

Comac

X
6
acres

U/O

Scania

XPO Logistics

Warburtons

Wincanton

Lightbody

Evri

Dr Macleod

Amazon

Stapeltons

BrewDog

Gist

BrewDog

Amazon

James
Latham

DX Freight

Lidl

S
40
acres

XPO Logistics

T
5.7
acres

Z
70.7
acres

EUROCENTRAL JUNCTION

GLASGOW (11 MILES), M8/M74/M73 & M8 | EDINBURGH (31 MILES) & M8

Baillieston Junction

A8/M8

NEWHOUSE JUNCTION

To Jct 6.

R
12.1 acres

DPD

Mersen

Newsprinters

Lagta

Landscaping

Dakota Hotel

BUS

Proact IT UK

Scottish Environment Protection Agency

PARKLANDS AVENUE

Maxim Park

Balfour Beatty

Aviva

Sitel

Baker Hicks

K&R Catering

Aggregate Industries UK

Enable Scotland

Peter Vardy

Morrisons

BUS

Clipper Logistics

Mentholatum

LumiraDX

ACS

SB Components

Courier Connections

Mature Woodland

WOODROW

Scottish & Southern Energy

Next

X
6 acres

U/O

Scania

NHS

Lidl

Headlam

Sheffield Insulations

SIG

Nagel Langdons

Comac

BUS

Z
70.7 acres

Wincanton

Evri

Lidl

A1 Automotive

Dr Macleod

Amazon

Stapletons

BrewDog

Gist

Gist

S
40 acres

T
5.7 acres

XPO Logistics

James Latham

DX Freight

Rail Freight Terminal





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