

TO LET - INDUSTRIAL

LEGBRANNOCK ROAD

MOTHERWELL, ML1 5UU



KEY HIGHLIGHTS

- 3,690 sq ft
- Standalone industrial premises on large secure site extending to 1.49 acres
- Neighbouring occupiers include GXO, Scottish Water, Malcolm Logistics and James Hogg Refrigeration Transport.
- Available for immediate occupation
- Superb access to Scottish Motorway Network
- New FRI lease available - £40,000 per annum + VAT

SUMMARY

Available Size	3,690 sq ft
Rent	£40,000 per annum
Business Rates	The property is to be reassessed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The warehouse is of modern steel portal construction with composite cladding panels, insulated roof and integrated skylights. Vehicular access is through a motorised up and over roller shutter door. There is a separate pedestrian access from the main yard area to the front.

Internally, the unit benefits from a concrete floor and high-level warehouse lighting. To the southern gable end there is office, meeting and WC facilities, all furnished with power and data cabling.

Externally the yard is of mixed surface types but provides ample parking and laydown space. There is a designated wash bay to the rear of the warehouse unit.

LOCATION

The property is located a short distance from Holytown to the immediate north of Motherwell and directly south of Eurocentral, within 2 miles of the M8 motorway and 15 miles east of Glasgow City Centre.

Including the adjacent villages of Carfin, Newarthill and New Tevenston, there is a combined catchment of 20,000 people across the four localities. It benefits from superb transport connections with easy access to the M8 and A73.

Eurocentral is the most high profile business location within Central Scotland, with immediate access to Scotland’s main Euro Freight terminal which provides commercial rail services throughout the UK and Europe.

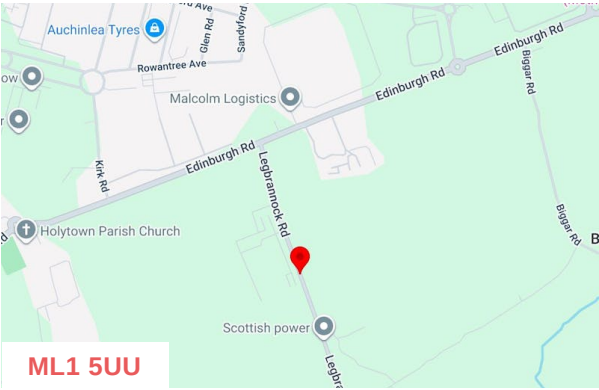
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,690	342.81	Available
Total	3,690	342.81	

JOINT AGENT

Ben Dobson, Ryden
07796 649931
ben.dobson@ryden.co.uk



VIEWING & FURTHER INFORMATION

Gregor Brown
0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie
0141 212 0059 | 07778 431703
kc@gmbrown.co.uk