

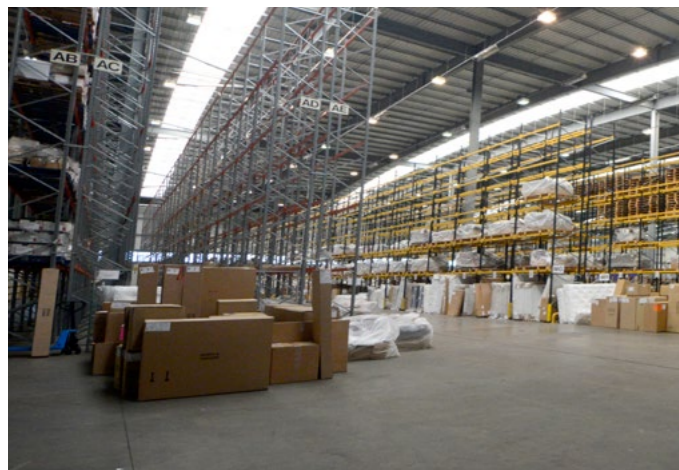
COLOSSUS 1 & 2

BRITTAIN WAY MOTHERWELL EUROCENTRAL ML4 4XJ



WAREHOUSE & DISTRIBUTION FACILITIES

94,178 SQ FT TO 189,691 SQ FT TO LET/MAY SELL



DESCRIPTION

These modern warehouses have dedicated car parks to the front and fully surfaced and secure delivery yards to the rear. There are good quality modern offices and welfare facilities in each unit.

The buildings are formed from a steel frame which is clad to the walls and roof with insulated metal panels. The roofs contain translucent panels that provide good natural light.

ACCOMMODATION

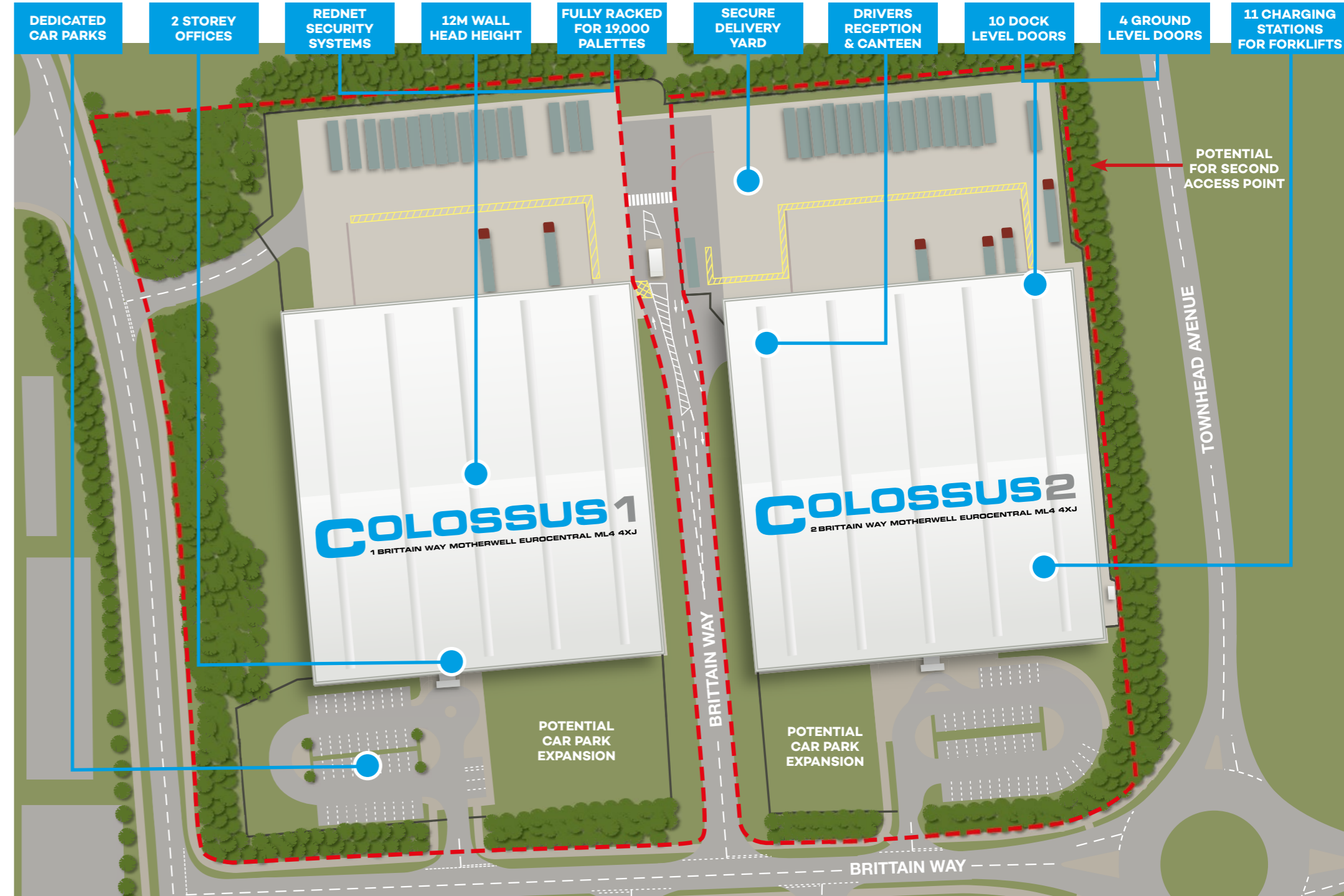
COLOSSUS 1	SQ FT	SQ M
Ground Floor Warehouse	89,320	8,298.07
Ground Floor Offices/Welfare	4,870	452.39
First Floor Offices	1,323	122.86
TOTAL	95,513	8,873.32

COLOSSUS 2	SQ FT	SQ M
Ground Floor Warehouse	89,306	8,296.79
Ground Floor Offices	4,872	452.60
TOTAL	94,178	8,749.39

SPECIFICATION

Both units benefit from following specification;

- 12m wall head height
- 10 dock level loading doors (3.00m width & 3.60m height)
- 4 ground level access doors (3.00m width & 4.8m height)
- Racking capability for 19,000 pallets
- 11 charging stations for pallet trucks and forklifts
- RedNet security system linked to the Police Station



* BOTH UNITS BENEFIT FROM SAME SPECIFICATION



LOCATION

Eurocentral is a large mixed use business park located 11 miles to the east of Glasgow and 31 miles west of Edinburgh. It lies adjacent to Junction 7 of the M8 motorway, the main central Scotland motorway linking east to west, and 5.3 miles from Junction 8 of the M8, the main intersection with the M74 and M73 motorways which in turn provide access to England and the north of Scotland.

Eurocentral is one of the main logistics hubs for Scotland given the on-site rail freight terminal and its location adjacent to Scotland's main motorway. It is home to Eddie Stobart, DHL, XPO Logistics, Next and Sheffield Insulation Group. Other businesses include Warburtons, Lightbody, Hovis, Scottish & Southern Energy, Mentholatum, Amazon and News International.



COMMUNICATIONS

DESTINATION	DISTANCE (MILES)
Edinburgh	35
Newcastle	147
Leeds	206
Manchester	208
Liverpool	213

FURTHER INFORMATION

Please contact one of the joint agents.



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TERMS

The properties are offered on new FRI leases for a duration subject to negotiation. Alternatively our client may entertain a sale of their heritable interest.

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