# TO LET HIGH BAY DISTRIBUTION UNIT 56,984 SQ FT (5,294 SQ M)

- Modern stand-alone facility
- Excellent location with direct access to motorway network
- 6 drive-in loading doors
- High quality 2 storey offices
- 33 car parking spaces (potential for additional spaces under separate agreement)
- Extensive surfaced yard area

## ATLAS EUROCENTRAL

12 Dovecote Road • Eurocentral • ML1 4GP





Atlas Eurocentral comprises a steel portal framed warehouse facility with ancillary ground and first floo office accommodation, car parking and a secure dedicated loading yard.

Eurocentral is strategically located adjacent to the A8/M8 which in turn connects to the M73 and M74 motorways at the Baillieston Interchange, located approximately 3 miles to the west.

Edinburgh and Glasgow are also within easy reach lying approximately 36 miles east and 13 miles west respectively.



HIGH BAY DISTRIBUTION FACILITY 56,984 SQ FT (5,294 SQ M)

#### **DESCRIPTION**

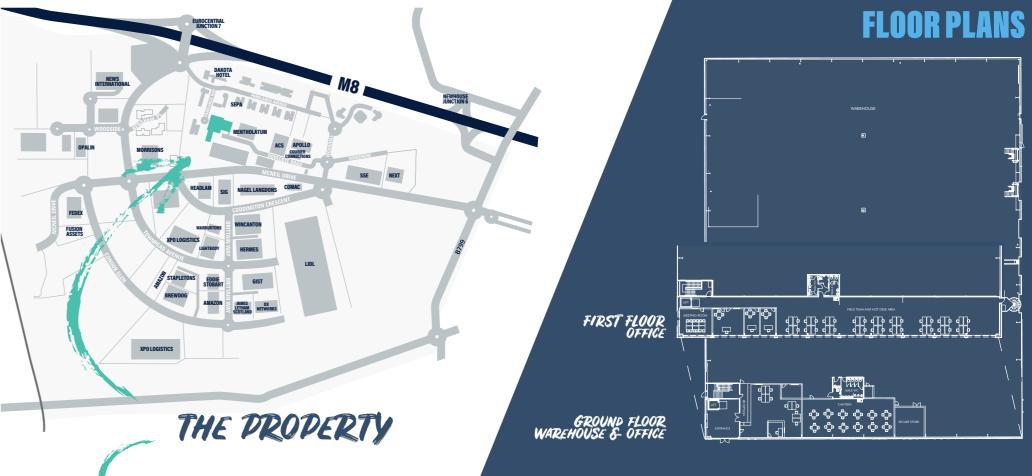
The subjects comprise a modern stand-alone high bay distribution facility.

- 10m eaves
- 6 drive-in loading doors
- 50 kN/m² floor loading capacity
- High quality 2 storey offices
- 33 car parking spaces (potential for additional spaces under separate agreement)
- Extensive concrete surfaced yard area

#### **ACCOMMODATION**

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the following Gross Internal Area:

Distribution Warehouse	47,265 sq ft	4,391 sq m
Ground Floor Office	4,305	400 sq m
First Floor Office	5,414	503 sq m
Total	56,984	5,294 sq m







### LOGISTICS MADE EASY PRIME CENTRAL BELT LOCATION

#### **DRIVE TIMES**

GLASGOW 15 mins
EDINBURGH 35 mins
STIRLING 35 mins
CARLISLE 90 mins
NEWCASTLE 150 mins



#### **LEGAL COSTS**

Each party will be responsible for their own legal costs involved in any transaction.

#### **BUSINESS RATES**

The subjects currently have a rateable value of £240,000.

#### **TERMS**

The subjects are available by way of a sublease or assignation, with a break option in May 2026 and the existing expiry in May 2031.

**EPC** 

Atlas has an EPC rating of B.

#### **FURTHER INFORMATION**

For further information or an appointment please contact:



Pete Harding 0141 305 6314 pete.harding@avisonyoung.com

**Paul Broad** 0141 305 6382 paul.broad@avisonyoung.com



Ian Davidson 0131 226 0328 idavidson@lsh.co.uk

Geoff Scott 0131 226 0322 gscott@lsh.co.uk



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