

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

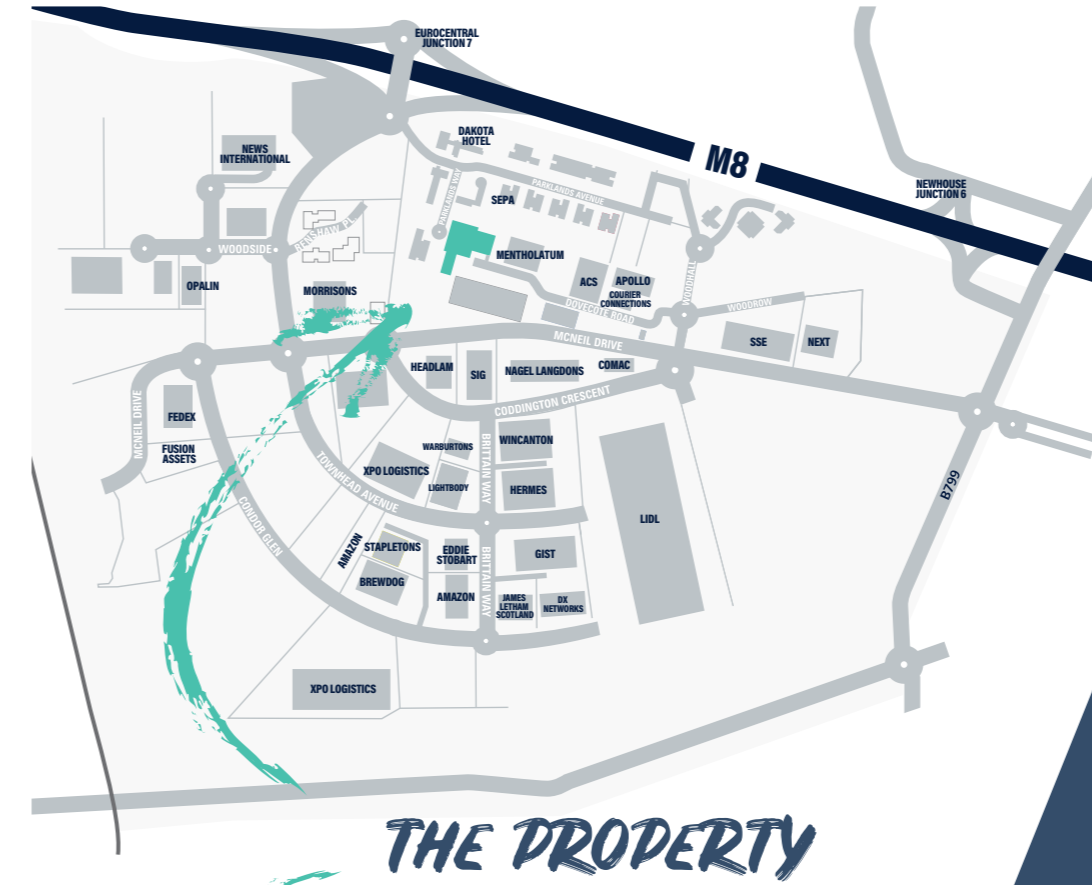


ATLAS EUROCENTRAL

Atlas Eurocentral comprises a steel portal framed warehouse facility with ancillary ground and first floor 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.

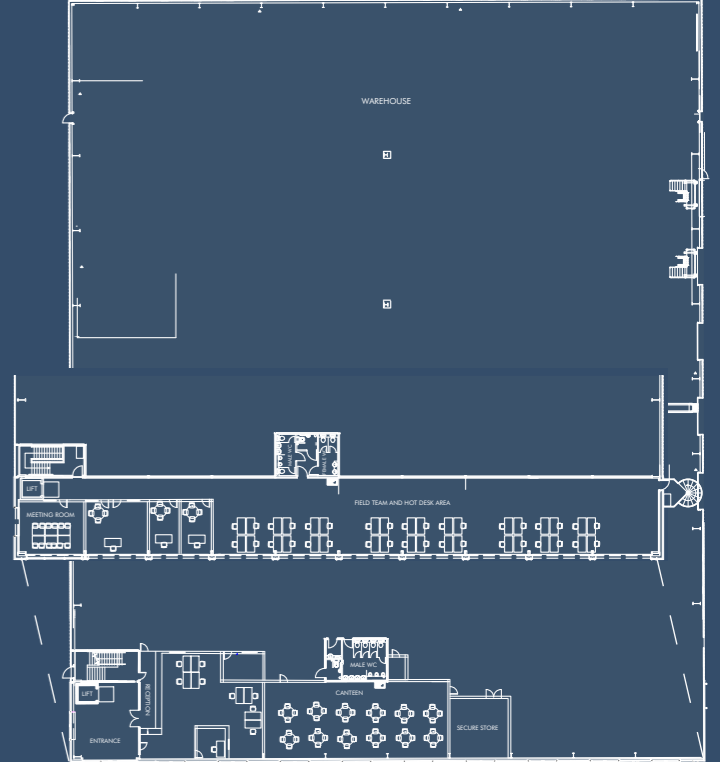


THE PROPERTY

FLOOR PLANS

FIRST FLOOR OFFICE

GROUND FLOOR WAREHOUSE & OFFICE



HIGH BAY DISTRIBUTION FACILITY

56,984 SQ FT (5,294 SQ M)

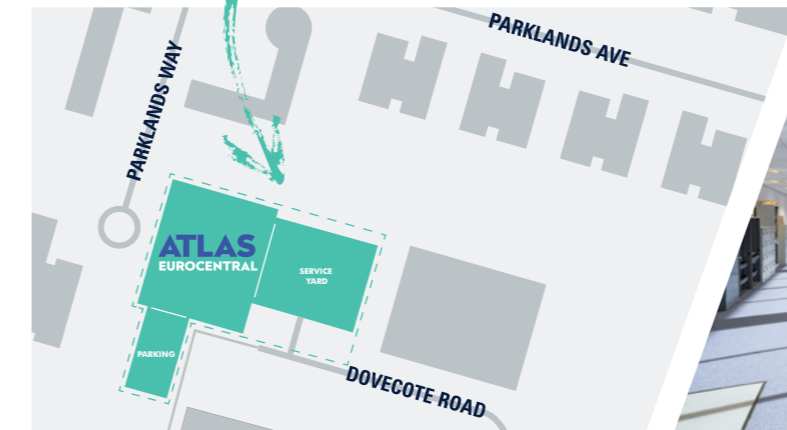
DESCRIPTION

- 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