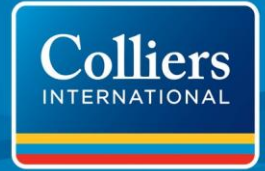


PRELIMINARY DETAILS

TO LET
HIGH QUALITY COMMERCIAL UNITS
COMING SOON



Condor Park, Eurocentral, ML1 4UY

- New energy efficient units
- Capable of combination to meet larger requirements
- Strategic location
- Adjacent to 4-way 'Eurocentral' M8 Junction
- Use Classes 4, 5 and 6

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Iain Davidson
Logistics & Industrial
+44 141 226 1056
Iain.Davidson@colliers.com

Property Ref: [22820](#)

Colliers International
9 George Square
GLASGOW
G2 1DY
+44 141 226 1000

www.colliers.com/uk/industrial

Condor Park, Eurocentral ML1 4UY

LOCATION

The proposed development is located within Eurocentral, one of the most high profile business locations within Central Scotland, lying 10 miles east of Glasgow, 30 miles west of Edinburgh and adjacent to the M8 motorway. Three miles to the west of the Diamond Eurocentral Interchange lies the Baillieston Interchange which adjoins the M8, M74 (M6) and M73 motorways. Eurocentral also has immediate access to Scotland's main Euro Freight terminal which provides rail services throughout the UK and Europe. The Park also benefits from a wide variety of amenities including a Dakota Hotel, Restaurants, Coffee Shop and Children's Nursery.

Condor Park is situated between Condor Glen and McNeil Drive at the western end of Eurocentral, close to the motorway junction.

DESCRIPTION

The new development will provide a variety of unit sizes, capable of combination to meet larger demands. The base unit sizes are as noted in the table below, however, these may be subject to change.

Specification highlights include:

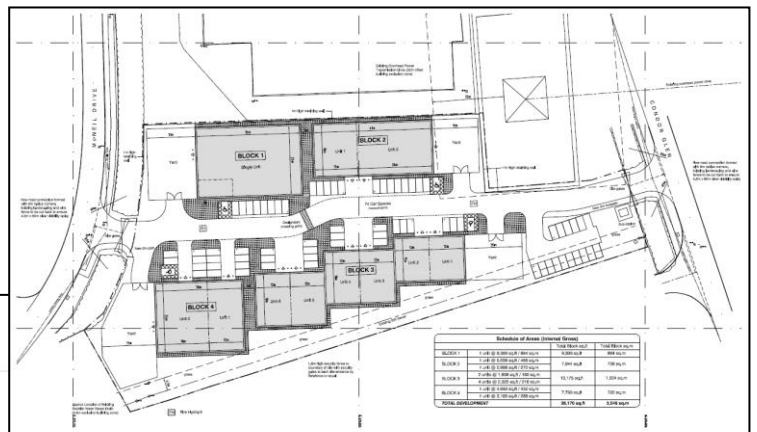
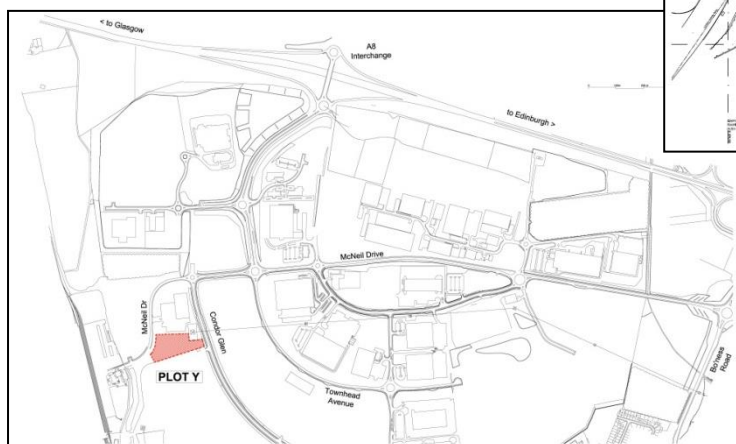
- Eaves height ranging from 4.5m to 6m.
- Large communal yard.
- Some units benefitting from dedicated secure yard.
- Energy efficient lighting.
- 3-phase power and gas supply.
- Electrically operated vehicle access doors.
- Dedicated parking.
- Grant availability.

EPC RATING

EPC's will be available on completion.

TERMS

The units will be available to lease on full repairing and insuring terms, with further information available from the letting agents, Colliers International.



Schedule of Areas (Internal Areas)			
Block	Area	Area (sqm)	Area (sqft)
BLOCK 1	1st Floor (1st Floor)	1,000.00	10,764.00
BLOCK 2	1st Floor (1st Floor)	1,000.00	10,764.00
BLOCK 3	1st Floor (1st Floor)	1,000.00	10,764.00
BLOCK 4	1st Floor (1st Floor)	1,000.00	10,764.00
TOTAL DEVELOPMENT		4,000.00	43,056.00

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

01/07/2014

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