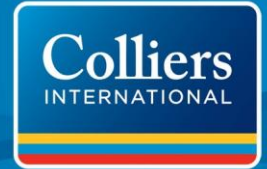


TO LET

COMING SOON

HIGH QUALITY INDUSTRIAL UNITS



Gartcosh Industrial Park, Gartcosh Business Interchange, Glasgow G69 8DT

- 16,000-24,000 sq ft with yard space.
- Prominent position at the entrance to Gartcosh Business Interchange
- Strategic location at 4-way Junction 2a of M73 motorway
- Dedicated railway station with park & ride facilities
- Use Classes 4, 5 and 6

16,000 - 24,500 sq ft (1,486 - 2,276 sq m)

CONTACT US

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

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LOCATION

Gartcosh Business Interchange is located in the heart of North Lanarkshire, immediately adjacent to and overlooking the M73 motorway, 3 miles from the Baillieston Interchange which links the M8, M74 (and M6) and M73 motorways. Gartcosh Business Interchange has its own 'diamond' motorway junction (J2a) from the M73 motorway linking the North of Scotland with Glasgow and Edinburgh and the main motorway network leading south. This new business park is also accessible via the A752 from Bargeddie/Showcase junction of A8 or the Coatbridge A89 exit from the M8 (east).

Gartcosh Business Interchange is served by its own railway station and park & ride facility, with a regular train service connecting the Park and neighbouring villages with Glasgow Queen Street, Cumbernauld and Falkirk.

Glasgow, Edinburgh and Prestwick International airports are all within easy reach of Gartcosh. The site is 20 miles from Glasgow Airport, 35 miles from Edinburgh Airport and the air freight terminal at Prestwick Airport a 50 minute drive away.

Gartcosh Business Interchange is also home to the recently opened Scottish Crime Campus.

DEVELOPMENT

Phase 1 of Gartcosh Industrial Park will provide three high specification distribution/production units, each of which will be designed to modern energy efficient standards with office accommodation, secure yards and dedicated car parking.

This first phase will total approximately 60,000 sq ft of new build industrial accommodation providing unit sizes from 16,000 to 24,500 sq ft. The unit sizes are as noted in the layout plan overleaf, however, these may be subject to change and can potentially be altered to suit individual occupiers' requirements.

Specification highlights include:

- Minimum 6.5m clear internal height to the underside of haunch.
- Warehouse lighting

- 10% rooflights
- Ground level vehicle access doors
- Good quality office accommodation
- Dedicated yard and separate car parking.

TERMS

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

EPC RATING

EPCs will be available on completion.



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Misrepresentation Act

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