

**AVAILABLE NOW**



**GARTCOSH**  
INDUSTRIAL PARK —  
— J2A-M73 —

**\*YEAR ONE  
100% RATES  
FREE**



**TO LET**  
**UNIT ONE**  
**18,152 SQFT (1,686 SQM)**

**AULDYARDS ROAD, GARTCOSH GLASGOW G69 8EY**  
**NEW HIGHLY SPECIFIED INDUSTRIAL BUILDING**  
[WWW.GARTCOSHINDUSTRIALPARK.CO.UK](http://WWW.GARTCOSHINDUSTRIALPARK.CO.UK)



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**UNIT ONE**  
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**PHASE TWO**

## Specification

- High Quality composite cladding to elevations & roof
- Glazed curtain walling (in part)
- Offices tailored to meet tenant requirements
- DDA Compliant
- Secure service yard (55m x 26.5m)
- Minimum eaves height 6.5m to underside of haunch and 8.18m to underside of apex
- Car parking for 19 cars plus 2 disabled bays
- 2 electrically operated ground level loading doors
- 3 phase power and gas supply
- Floor loading in warehouse 30kN/m<sup>2</sup>

High specification distribution/production unit of approximately 18,152 sqft

Computer Generated CCI image



## Location

Located in North Lanarkshire, Gartcosh Industrial Park occupies a strategic location at the heart of Scotland's motorway network.

Gartcosh Industrial Park lies immediately adjacent to and overlooking the M73 motorway and has its own 'diamond' 4-way junction (J2a). The Park is only 3 miles from the Baillieston Interchange which connects the M8 (linking Glasgow & Edinburgh) and M73 motorways. The M74 motorway leading south (M6) is also easily accessible via the M73. The M80 motorway, linking Glasgow and Stirling, is also within easy reach being located 2 miles to the north.

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 Industrial Park 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 is a 50 minute drive away.

Gartcosh Industrial Park is also home to the recently opened Scottish Crime Campus.



## The Development

Gartcosh Industrial Park is central Scotland's newest business destination. The development is being undertaken by Gartcosh Estates LLP, a joint venture between Fusion Assets Ltd and J. Smart & Co. (Contractors) PLC.

Unit 1, totalling 18,152 sq ft (1,686 sq m) is now ready for immediate occupation.

This masterplan allows for the provision of 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 on the layout plan, however, these may be subject to change and can potentially be altered to suit individual occupiers' requirements.

## Rates

The property will require to be assessed for Rates once a tenant takes occupation. \*As a new build unit, the tenant will be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshire Assessor's Department: 01698 476000.

## Terms

The property is available to lease on full repairing and insuring terms with further information available from the letting agent, Colliers International.

## EPC Rating

The property has an EPC rating of 'A'. A copy of the EPC certificate is available on request.

## Further Information

For further information please contact the sole letting agent:



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www.colliers.com/uk/industrial

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Property Investment Partnerships

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