



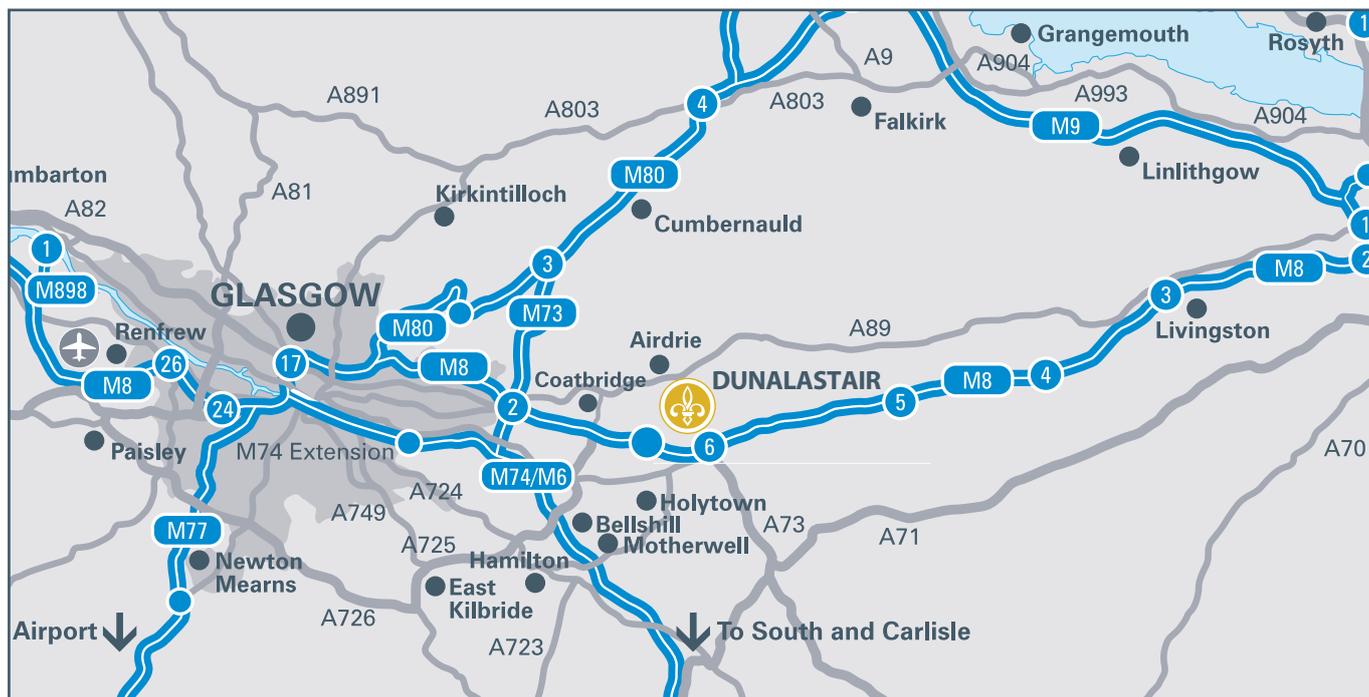
**TO LET / MAY SELL**



**PROPOSED DEVELOPMENT OF FLEXIBLE INDUSTRIAL/BUSINESS SPACE**

**Lanarkshire Enterprise Park**  
**York Road**  
**Chapelhall, North Lanarkshire, ML6 8HW**

- New units from 1,450 to 18,000 sq ft (134.71 to 1,672.26 sq m)
- 14 ¾ ft (4.5 m) clear internal heights
- Three phase electricity supply
- Electrically operated level access doors
- Yard and car parking areas



#### LOCATION

Lanarkshire Enterprise Park is located in the Chapelhall area of North Lanarkshire, situated overlooking the A8 (M8) motorway on the opposite side of the road from Eurocentral and Newhouse Industrial Estate. From the motorway, the site can be accessed from either J6 and via the A73 (Bellside Road) or from the Chapelhall junction and via the B802 (Woodhall Mill Road) and B799 (Bo'ness Road). Then, from Lancaster Avenue, onto York Road.

The B799 (Bo'ness Road) also provides direct access into Chapelhall town centre, which lies a short drive to the north of the site.

#### DESCRIPTION

The property comprises a modern detached business unit of steel Planning consent has been obtained for approximately 41,000 sq ft of new build industrial/business floor space. The proposed site layout includes three blocks forming a courtyard-style development. These blocks will be sub-divisible to provide up to 19 small units but provide flexibility to cater for requirements from 1,450 to 18,000 sq ft.

#### POSSIBLE ACCOMMODATION

The following table provides a breakdown of the proposed Block and Unit sizes:

Schedule of Floor Areas (Approximate Gross Internal Areas)			
Block 1	1 unit @ 2,314 sq ft/215 sq m	18,977 sq ft	1,763 sq m
	4 units @ 2,777 sq ft/258 sq m		
	1 unit @ 5,554 sq ft/516 sq m		
Block 2	6 units @ 1,937 sq ft/180 sq m	11,625 sq ft	1,080 sq m
Block 3	1 unit @ 3,067 sq ft/285 sq m	10,493 sq ft	975 sq m
	4 units @ 1,453 sq ft/135 sq m		
	1 unit @ 1,614 sq ft/150 sq m		
<b>Total Development</b>		<b>41,095 sq ft</b>	<b>3,818 sq m</b>

#### AVAILABILITY

The units will be available on flexible lease terms with incentives also available. Alternatively, units may be made available for sale on a Heritable basis with price/terms to be agreed. Subject to final design and specification, annual rents and purchase prices, respectively, equating to £6.75 per sq ft and £85.00 per sq ft are anticipated.

#### ENERGY PERFORMANCE CERTIFICATE

Proposed development, therefore, not applicable.

#### RATEABLE VALUES

To be assessed. Tenants / occupiers will be liable for non-domestic property and water and sewerage rates. Interested parties should make their own enquiries with the local Assessor and further information is available at [www.saa.gov.uk](http://www.saa.gov.uk).

#### LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction, however, in the usual manner the ingoing tenant or purchaser will be responsible for any SDLT and Registration Fees.

#### DATE OF ENTRY

Upon conclusion of development and legal missives.

#### VAT

All rent and outgoings are subject to VAT at the prevailing rate.

#### VIEWING

For viewings or further information, please contact:

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