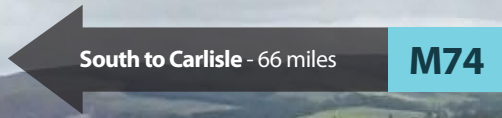


PONIEL J11-M74

INDUSTRIAL DEVELOPMENT

Happendon Roadside ML11 0RJ

DEVELOPMENT ANCHORED BY

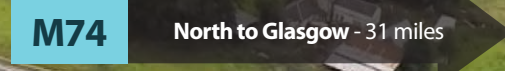


Services

JUNCTION 11



PONIEL
48 Hectares (119 acres)



Development Land up to 48 Ha (119 acres)

Design & build manufacturing and distribution opportunities plus office, hotel, roadside services with related uses.



PONIEL J11-M74 INDUSTRIAL DEVELOPMENT

Happendon Roadside ML11 0RJ



Description

- 48 ha (119 acres) site up to 1 million+ sq ft
- Sites can accommodate units from 100,000 sq ft
- Opportunity to purchase or lease
- Plots available from 5 acres upwards
- Strategically located on M74 / A70 axis
- Prominent location adjacent to Junction 11 on the M74

Planning

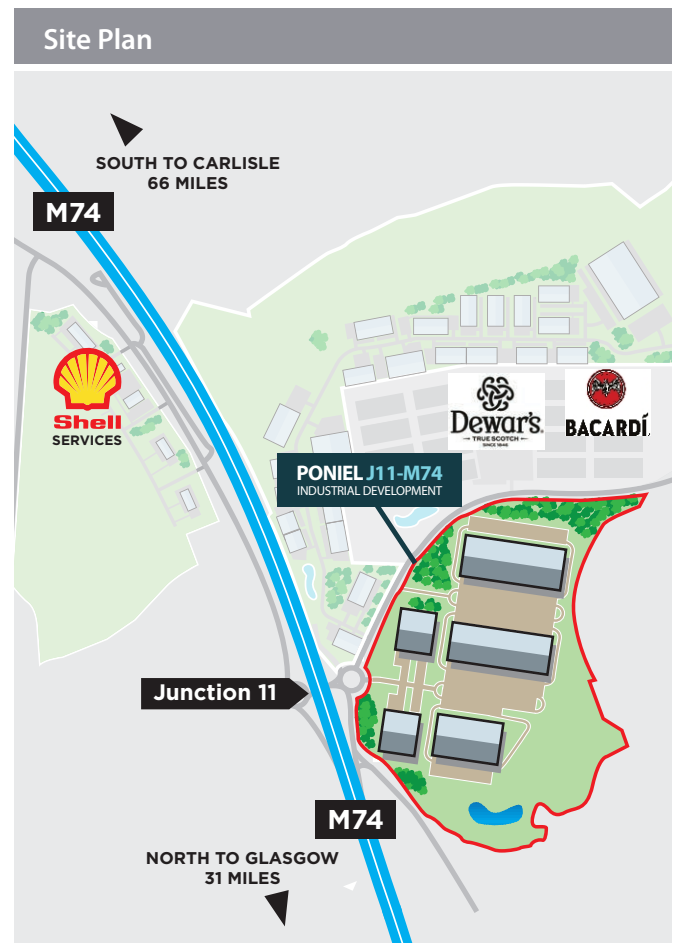
Planning Permission in Principle granted for development comprising of General Industrial and Storage / Distribution warehousing (Classes 5 & 6).

Occupiers

The anchor occupier on the Park is Dewars / Bacardi who are currently constructing several phases of warehouses which will extend to approximately 2 million sq ft.

Location

The Park is situated adjacent to Junction 11 of the M74 motorway, leading from Glasgow to Carlisle. To the north, the M74 connects to the main motorway network in Scotland, including the M8, M73 and thereafter the M80 with Glasgow City Centre being approximately 37 minutes drive.



Location Map

Drive times		
Glasgow	31 miles	37 mins
Edinburgh	40 miles	70 mins
Perth	78 miles	146 mins
Stirling	46 miles	54 mins
Ayr	38 miles	65 mins
Carlisle	66 miles	69 mins
Manchester	186 miles	176 mins
Liverpool	190 miles	184 mins

A development by



For more information contact joint agents

GVA Grimley Limited Conditions under which Particulars are issued GVA Grimley Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: 1.) The particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. 2.) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 3.) No person in the employment of GVA Grimley Limited or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4.) All rentals and prices are quoted exclusive of VAT. Reproduced by courtesy of the Controller of HMSO. Crown Copyright reserved. Licence No 774359. If applicable, with consent of Chas E Goad, Cartographers, Old Hatfield, Geographers A-Z Map Co Ltd and/or The Automobile Association. For identification purposes only. May 2016

Simon Hill
T: 0191 245 3010
E: simon@htare.co.uk

Russell Taylor
T: 0191 245 3012
E: russell@htare.co.uk

Alison Taylor
T: 0141 305 6381
E: alison.taylor@gva.co.uk

Craig Semple
T: 0141 305 6314
E: craig.semple@gva.co.uk