

# To Let

Atlas  
12 Dovecote Road  
Eurocentral  
ML1 4GP

High Bay Distribution Unit

56,984 Sq Ft  
(5,294 Sq M)



## Description

The subjects comprise a modern stand-alone high bay distribution facility.

- 10m eaves
- 6 drive-in loading doors
- 50 kN/m<sup>2</sup> floor loading capacity
- High quality 2 storey offices
- 33 car parking space
- Extensive concrete surfaced yard area

## Location

Eurocentral is strategically located adjacent to the A8/M8 which in turn connects to the M73 and M74 motorways at the Baillieston Interchange located approximately 3 miles to the west.

Edinburgh and Glasgow are also within easy reach lying approximately 36 miles east and 13 miles west respectively.

## Accommodation

Description	Sq ft	Sq M
Gross Internal Area	56,984	5,294

## Legal Costs

Each party will be responsible for their own legal costs involved in any transaction.

## Business Rates

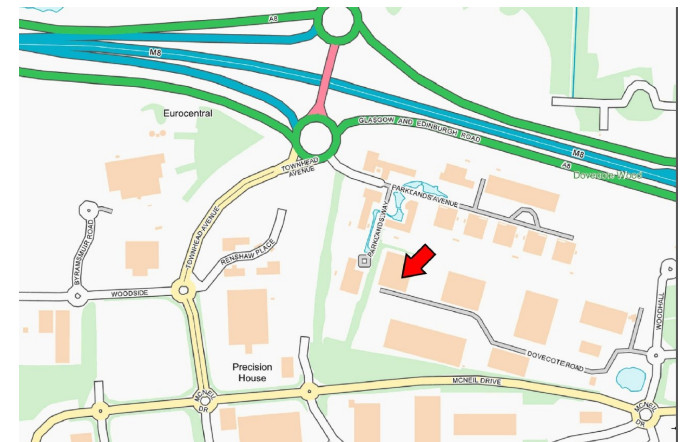
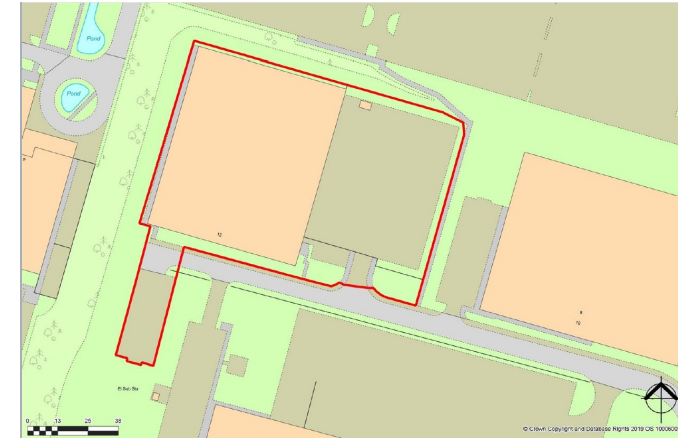
The subjects currently have a rateable value of £240,000.

## Terms

The subjects are available by way of a sublease or assignment.

## EPC

Atlas has an EPC rating of B.



For further information or an appointment please contact:

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