



**TO LET**

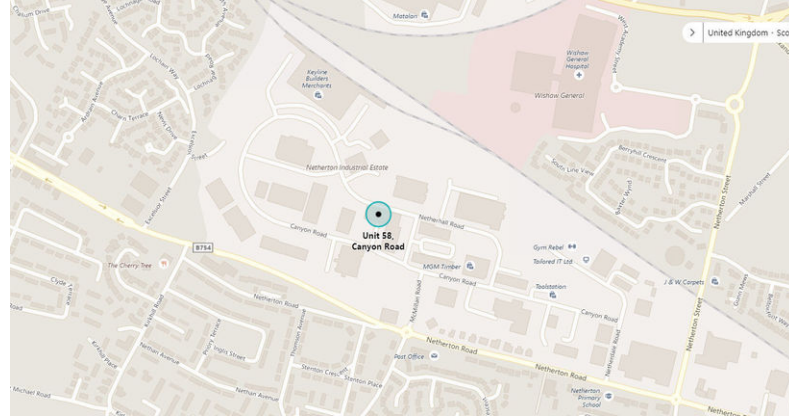
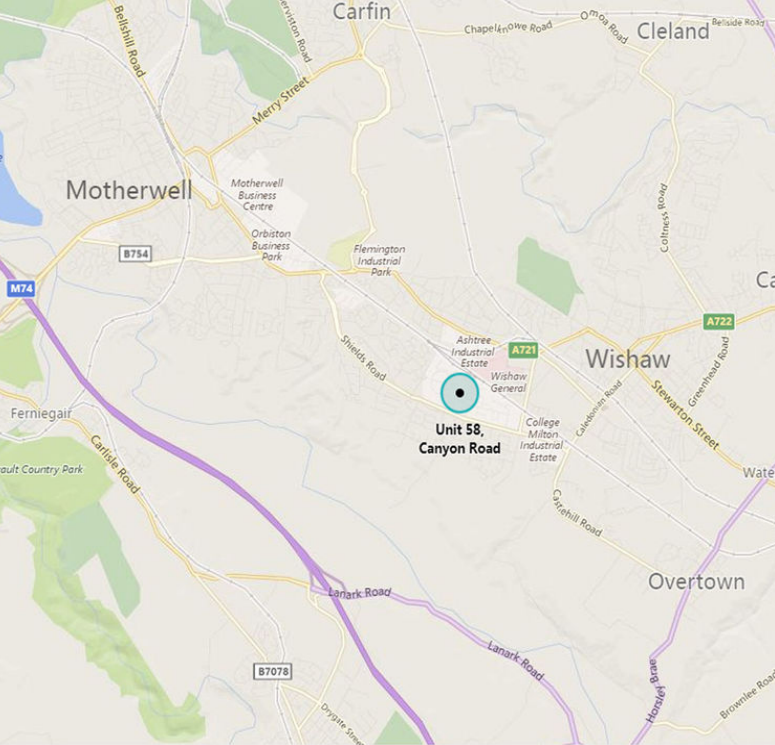
# UNIT 58 CANYON ROAD

EXCELSIOR PARK, WISHAW, ML2 0EG



- Fully Refurbished
- 6m Eaves Height
- Clear Span Warehouse / Production Area
- Integral Two Storey Office Accommodation
- 5m high x 3m wide Loading Door
- Established Industrial Location

**REFURBISHED INDUSTRIAL UNIT**  
**5,417 sq ft (503 sq m)**



## TRAVEL DISTANCE

Location	Miles	Mins	Walk
Motherwell	2.5	7	Car
Glasgow	17	25	Car
Glasgow	17	32	Train
Edinburgh	33	68	Car

Source: theAA.com

# UNIT 58 CANYON ROAD

EXCELSIOR PARK, WISHAW



## DESCRIPTION

Unit 58 Canyon Road is a mid-terraced unit measuring 5,417 sq ft (503 sq m).

The unit is constructed of steel portal frame with brickwork and blockwork to lower levels and profiled metal cladding above.

Internally the unit includes a two storey office and benefits from 3 phase electricity and mains gas supply to the ceiling mounted space heaters within the production area.

## SPECIFICATION

- Fully Refurbished
- 6m Eaves Height
- Clear Span Warehouse / Production Area
- Integral Two Storey Office Accommodation
- 5m high by 3m wide Loading Door
- Secured shared yard and parking

## EPC

The EPC rating on the unit D57. A copy of the EPC Certificate is available upon request.

## TERMS

There are a range of flexible leasing options available.

## LOCATION

Unit 58 Canyon Road is located on Excelsior Park within the wider and established Netherton Industrial Estate. Access to the estate is taken from the B754 Netherton Road and is just a 5 minute drive from Wishaw Town Centre. The town of Wishaw is located in North Lanarkshire and lies approximately 17 miles to the South East of Glasgow and 33 miles to the West of Edinburgh.

The town also benefits from excellent communication links, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73. The motorway network in the immediate vicinity has recently undergone substantial improvement works which has brought significant improvements to traffic flow. Consequently, Glasgow City Centre is now within 25 minutes drive from the property. Nearby occupiers include, Screwfix, Tool Station, City Plumbing, Howdens and Keyline.

## VIEWING / FURTHER INFO

To arrange a viewing please contact one of the letting agents



**Whittle Jones - Suite 5A, Earls Court, Earls Gate Business Park, Grangemouth FK3 8ZE**

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