



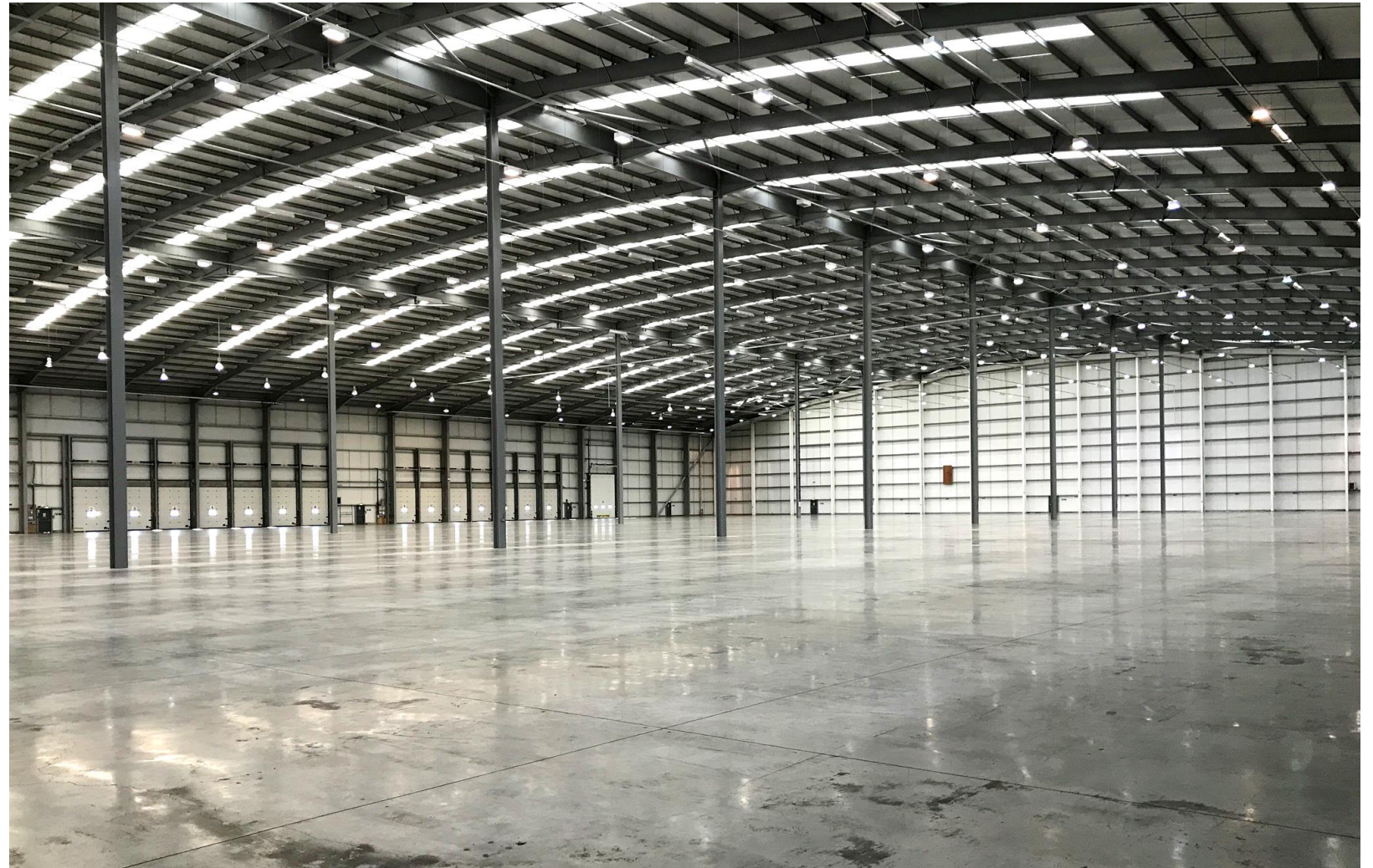
**TO LET**

**21 CODDINGTON CRESCENT, EUROCENTRAL**  
164,782 SQFT (15,309 SQM) - HIGH QUALITY DISTRIBUTION WAREHOUSE

**CBRE**

## HIGHLIGHTS

- + 164,782 Sqft (15,309 Sqm)
- + Modern detached warehouse/production unit
- + Prime distribution location
- + 12m Eaves Height
- + 14 dock level loading doors
- + 2 Ground Level Access Doors
- + 50 kN/m<sup>2</sup> Floor Loading Capacity
- + 1.25 acre concrete yard with 50m depth
- + 14,520 Sqft (1,349 Sqm) high quality three storey offices
- + Dedicated Car Parking (86 spaces)





brake! co op  
MALCOLM LOGISTICS

J6

Honeywell

TEREX

ups

M8

next sse

J7

DAKOTA

Regus

piece

Hermes the parcel people

Mentholatum

ACS CLOTHING

trac

NAGEL-GROUP

SIG

headlam group plc

Wincanton

LIDL

GIST

Morrisons Since 1899

Warburtons

Finsbury Food Group

Eddie Stobart

amazon

XPO Logistics

Stapletons Tyre Services

BREW DOG

FedEx

## LOCATION

Eurocentral is Scotland's most modern purpose built "big box" distribution and industrial park, strategically located at Junction 7 of the M8 motorway between Glasgow (11 miles west) and Edinburgh (31 miles east).

## DRIVE TIMES

Glasgow	12 mins	(11 miles)
Edinburgh	31 mins	(31 miles)
Carlisle	85 mins	(90 miles)
Aberdeen	150 mins	(147 miles)
Glasgow Airport	22 mins	(22 miles)
Edinburgh Airport	35 mins	(29 miles)
Prestwick Airport	50 mins	(45 miles)

## LOCAL AMENITIES

- Dakota Hotel / Restaurant
- 'Piece' delicatessen / café
- Regus serviced offices
- Papillon Nursery
- Glasgow Fort Shopping Centre (7 miles)
- 185 buses per day visit Eurocentral
- 7 railway stations within 5 miles, connected by bus
- Rail Freight Terminal



## ACCOMMODATION

The property has the following estimated floor areas:-

Description	GIA (Sqft)	GIA (Sqm)
Warehouse	150,262	13,959
Ground Floor Offices	3,584	333
First Floor Offices	5,468	508
Second Floor Offices	5,468	508
	<b>164,782</b>	<b>15,309</b>

## RATEABLE VALUE

The property is entered in the Valuation Roll with a Rateable Value of £908,000.

The current uniform business rate for the 2019/2020 financial year is £0.516, therefore we estimate a Rates Payable bill of £468,528 per annum.

## ENTRY

Available immediately. Entry on conclusion of legal missives.

## LEASE TERMS

The property is available to lease on Full Repairing & Insuring (FRI) terms for a duration to be agreed. Rent on application

## ENERGY PERFORMANCE

The EPC for the property will be made available on request.

## LEGAL COSTS

Each party will be responsible for bearing their own legal costs and the tenant will be responsible for any Stamp Duty Land Tax and registration fees.

## FURTHER INFORMATION

For further information please contact the letting agents.



## CONTACT US



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