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To Let/May Sell

Proposed Development of Flexible Industrial/Business Space

Dunalastair Industrial Estate, Chapelhall, North Lanarkshire, ML6 8HW

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

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Location

Dunalastair Industrial Estate 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

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 subdivisible to provide up to 19 small units but provide flexibility to cater for requirements from 1,450 to 18,000 sq ft.

It is anticipated units within the development would benefit from the following features:

- 14 ¾ ft (4.5m) clear internal heights;
- Three phase electricity supply;
- Lighting;
- WCs;
- Electrically operated level access doors;
- Yard and car parking areas.

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 sqft / 215 sqm	18,977 sqft	1,763 sqm
	4 units @ 2,777 sqft / 258 sqm		
	1 unit @ 5,554 sqft / 516 sqm		
Block 2	6 units @ 1,937 sqft / 180 sqm	11,625 sqft	1,080 sqm
Block 3	1 unit @ 3,067 sqft / 285 sqm	10,493 sqft	975 sqm
	4 units @ 1,453 sqft / 135 sqm		
	1 unit @ 1,614 sqft / 150 sqm		
Total Development		41,095 sqft	3,818 sqm

Lease Terms

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.

Energy Performance Certificate

Not applicable.

Local Authority Rates

Interested parties should make their own enquiries with the local Assessor and further information is available at www.saa.gov.uk.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the tenant (or purchaser) being responsible for any registration fees and stamp duty.

VAT

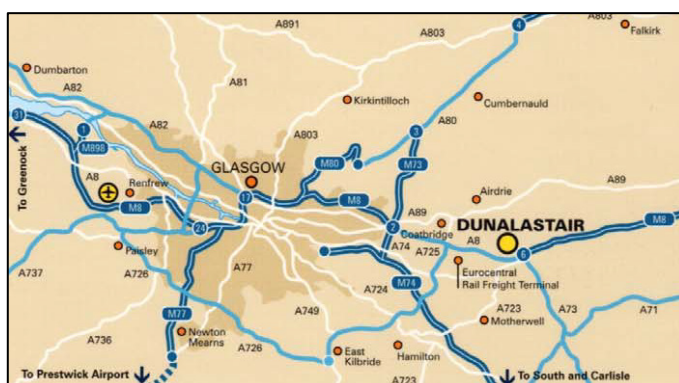
VAT is applicable at the prevailing rate.

Viewing & Further Information

For more information please contact the sole letting / selling agent, Knight Frank LLP:

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