

FOR SALE
SCOTLAND'S PREMIER LOGISTICS LOCATION

EUROCENTRAL

Eurocentral, Junction 7 M8



LOCATION

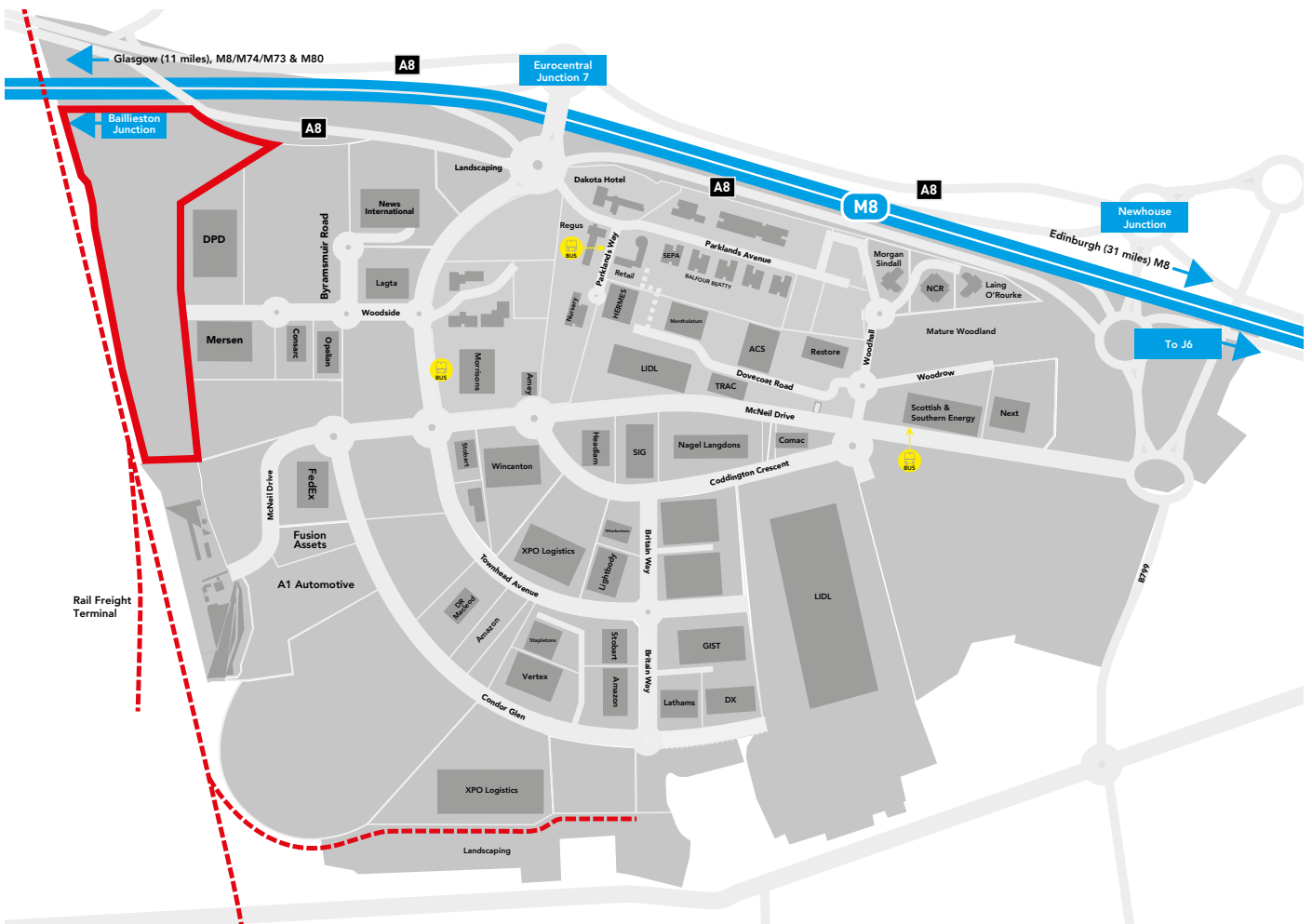
Eurocentral is one of the largest distribution hubs in Scotland. Located in North Lanarkshire, the park is prominently located on the junction on the A8/M8 motorways providing direct access west to Glasgow and east to Edinburgh. Access is also provided to the M73 (M80) north and M74 (M6) motorways south via the Baillieston Interchange 3 miles east.

In addition to the extensive vehicular connections, the park is served by local connections to the Greater Glasgow Railway Network and is host to the first Channel Tunnel rail freight terminal in Scotland, operated by DB Schenker.

The park benefits from extensive amenities to include; hotel and restaurant facilities at the Dakota Hotel, The Berits and Brown Delicatessen, and childcare services at The Pavilion Nursery.

Lidl have recently acquired a 50 acre development site to house a 600,000 sq ft distribution centre and DPD are on site constructing a 70,000 sq ft sorting office. Existing occupiers include; Amazon, DHL, News International, Sheffield Insulation Group, Scottish and Southern Energy, Wincanton and XPO Logistics.

City	Distance	Drive Time
Glasgow	11 miles	14 minutes
Glasgow Airport	22 miles	22 minutes
Edinburgh Airport	28 miles	39 minutes
Port of Grangemouth	29 miles	44 minutes
Edinburgh	31 miles	31 minutes
Port of Rosyth	36 miles	45 minutes
Port of Greenock	36 miles	48 minutes
Aberdeen	146 miles	3 hours
Inverness	176 miles	3 hours 45 minutes
Manchester	209 miles	3 hours 45 minutes
Liverpool	220 miles	3 hours 45 minutes
Birmingham	288 miles	4 hours 45 minutes
London	403 miles	7 hours



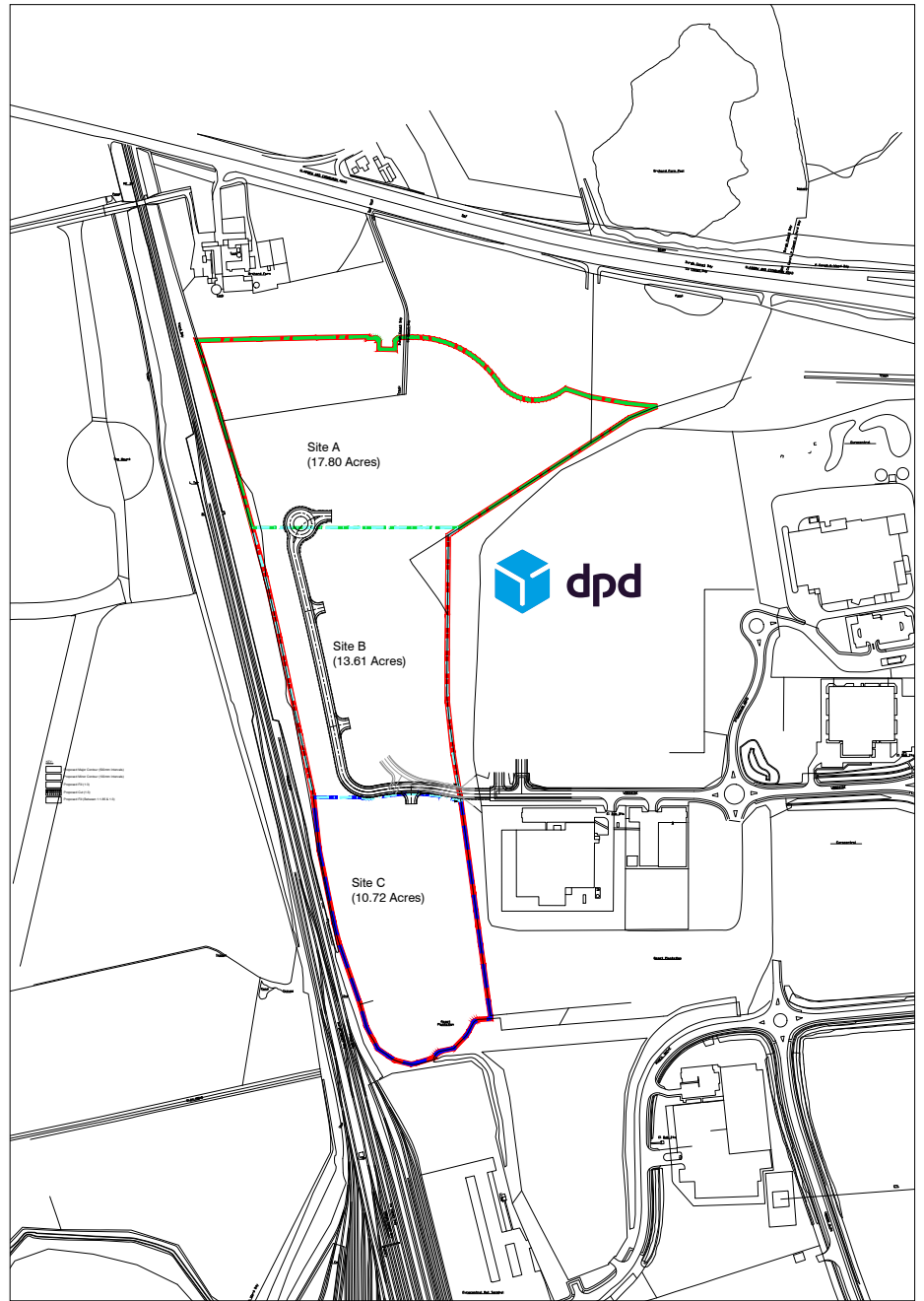
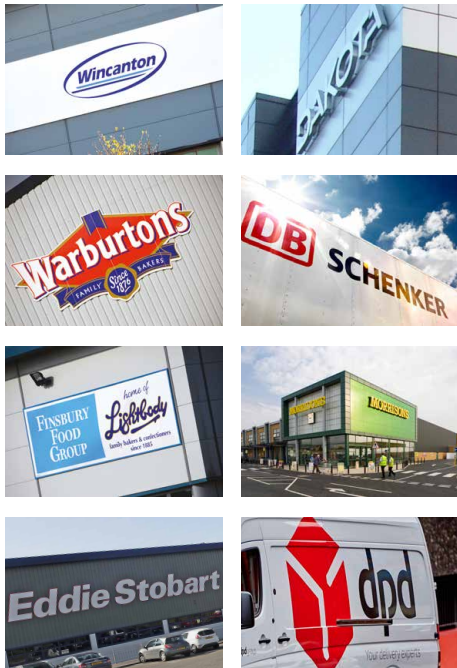
DESCRIPTION

The site consists of circa 42.13 acres (17.04ha) for development.

A new access road is being constructed to service the site from Woodside Road.

The site is available as a whole or in lots:

	Acres	HA
Site A	17.80	7.20
Site B	13.61	5.50
Site C	10.72	4.34
Total	42.13	17.04



PLANNING

The site has planning consent for up to 400,000 sq.ft of Class 5 (General Industrial) and Class 6 (Storage & Distribution) uses under the Town & Country Planning (use classes) (Scotland) order 1997.

Any purchaser will require to satisfy themselves on planning.

LEGAL COSTS

Each party to bear their own legal costs associated with the transaction.

VAT

VAT will be payable on the purchase and all other costs associated with the subjects.

TERMS

The subjects are available to purchase together or separately. Further terms available on request.



INFORMATION PACK

Further information on the site is available via the joint selling agents.

BRYCE STEWART

0131 221 2454

bryce.stewart@montagu-evans.co.uk

ALAN GILKISON

0141 270 3138

alan.gilkison@ryden.co.uk

**MONTAGU
EVANS** 

0131 229 3800

Ryden.co.uk
0131 225 6612

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