



Atlas, 12 Dovecote Road, Eurocentral ML1 4GP

**TO LET**

Preliminary Details - High Bay  
Distribution Unit

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

## DESCRIPTION

The subjects comprise a modern standalone high bay distribution facility.

- ✓ 10m eaves
- ✓ 6 drive in loading doors
- ✓ 50 kN/m2 floor loading capacity
- ✓ High quality 2 storey offices
- ✓ 33 car parking spaces
- ✓ 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

| Gross Internal Areas | sq ft  | sq m  |
|----------------------|--------|-------|
| Total                | 56,984 | 5,294 |

## LEGAL COSTS

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

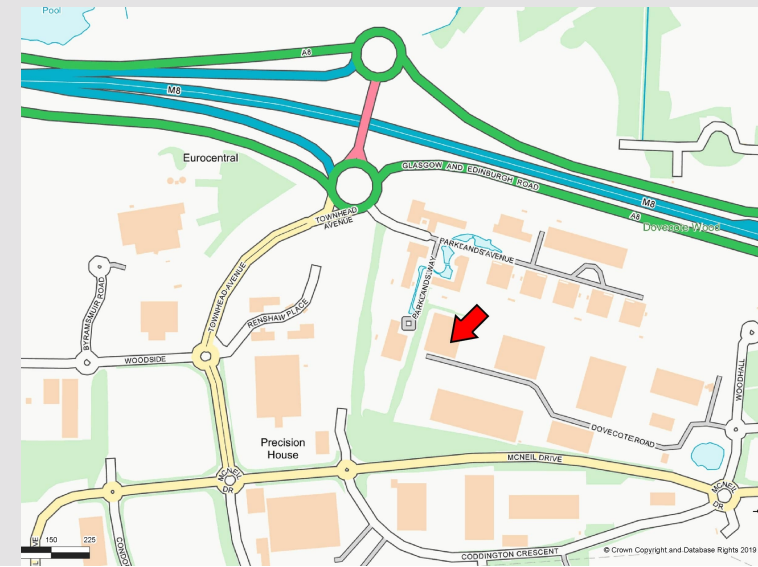
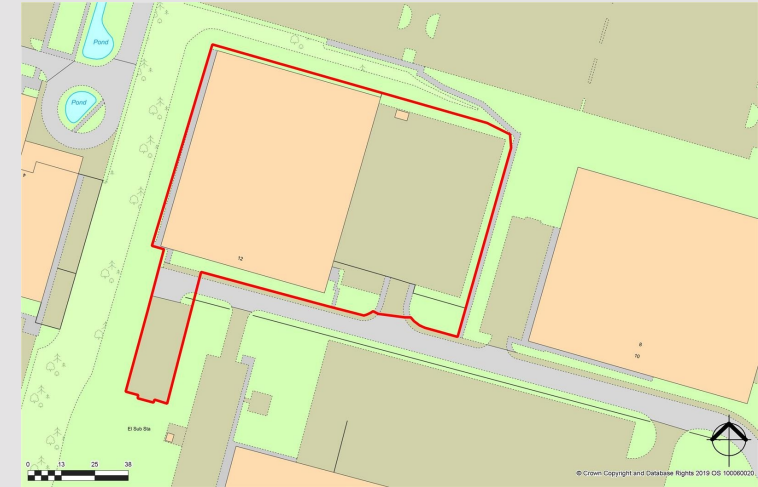
## BUSINESS RATES

The subjects are currently listed in the Assessor's Roll as having a Rateable Value of £240,000.

## TERMS

The subjects are available by way of sublease or assignment. Further information is available from the joint agents.

**EPC** Atlas has an EPC rating of B.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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