

To Let

Mossend 1, Eurocentral Scotland, Condor Glen, Motherwell, Holytown, ML1 4UY

320,000 sq ft (29,728.97 sq m)

- Excellent opportunity
- Warehousing available from 50,000- 320,000 sq.ft
- Strategic location
- Dedicated and shared user potential
- Controlled single access site



Location

Eurocentral is strategically located immediately adjacent to and overlooking the recently upgraded M8 motorway, linking Glasgow (11 miles west) and Edinburgh (31 miles east). The dedicated Eurocentral motorway interchange (J7M8) provides immediate access to and from the M8 and three miles west lies Baillieston interchange linking the M8, M74(M6) and M73 motorways.

Both Glasgow and Edinburgh International Airports can be reached within 30 minutes from the premises and the air freight terminal at Prestwick is within a one-hour drive. Eurocentral further benefits from a rail freight terminal providing access to the UK rail network as well as the Channel Tunnel.

Occupiers at Eurocentral providing testament to its prime location include; Amazon, Lidl, Wincanton, Eddie Stobart, FedEx, Morrisons, GIST, Warburtons, Brewdog and DX.

Terms

Our client lease over the premises expires in September 2027. We will therefore consider a sub-lease of the whole, and part, of the premises. The current passing rent is £5.87 per sq.ft.

Terms to be agreed by both parties.

Viewings

If you would like to arrange a viewing please contact the marketing agents via the details provided.

Accommodation

The accommodation comprises of a large storage and distribution facility formerly utilised by Argos. The property comprises office accommodation located at the western elevation, with warehouse space within the remainder of property.

The external area includes secure yard space, staff car parking, allocated vehicle wash bays, 120 vehicle parking pads and a 90,000 litres of fuel storage capacity.

Name	Sq ft	Sq m	Availability
Unit - Warehouse	320,000	29,728.97	Available
Total	320,000	29,728.97	

EPC

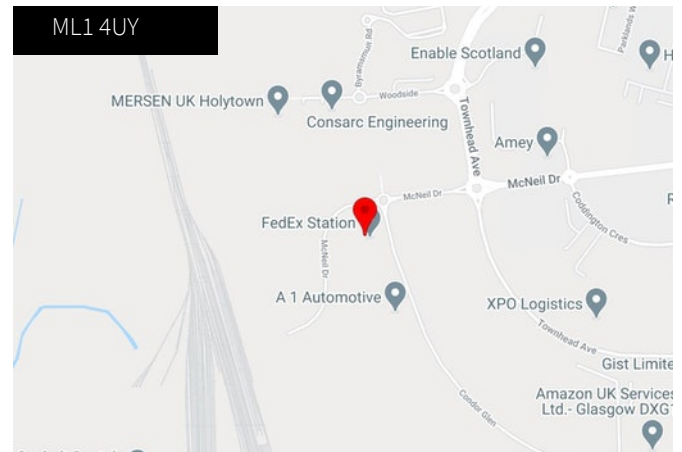
This property has been graded as EPC exempt - EPC has been commissioned, will be available in less than 28 days.

Rent

£5.87 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Upon Enquiry



Contacts

Andrew McCracken

0141 611 8625

andrew.d.mccracken@eu.jll.com

Michael Brown

0141 567 6694

michael.brown@eu.jll.com

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.