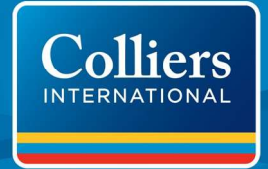


TO LET/FOR SALE

BUILD TO SUIT OPPORTUNITY



McNeil Drive, Eurocentral ML1 4UR

- Eurocentral is Scotland's premier distribution location, fronting on to the M8 motorway in the heart of the Central Belt.
- Located just 10 miles east of Glasgow and 35 miles west of Edinburgh.
- Can accommodate bespoke requirements of up to 25,238 sq ft

Up to 25,238 sq ft (2,345 sq m)
Total Site Area - 1.55 acres (0.63 ha) approx.

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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McNeil Drive, Eurocentral ML1 4UR

LOCATION

Eurocentral is Scotland's premier distribution location, situated approximately 10 miles east of Glasgow and 35 miles west of Edinburgh. Eurocentral benefits from excellent transport links. Located on the M8 Glasgow to Edinburgh motorway, the Park has its own dedicated four-way motorway junction. Three miles to the west of Eurocentral Interchange lies the Baillieston Interchange which adjoins the M8, M74 (M6) and M73 motorways.

Edinburgh and Glasgow Airports are approximately 30 minutes' drive from Eurocentral. Scotland's principal air freight terminal, Prestwick, is situated approximately 72 km (45 miles) south-west and provides passenger and air freight transportation worldwide. Eurocentral is also the location of Scotland's first Channel Tunnel rail freight terminal. The Euroterminal provides a domestic and European intermodal rail freight service, operated by DB Schenker Rail (UK) Ltd. 444,600 people reside within 15 minutes' drive time of Eurocentral and over 1.5 million people reside within 45 minutes' drive time.

Eurocentral extends over an area of 650 acres and has attracted numerous established industrial occupiers to its modern accommodation. These include: Amazon, XPO (Norbert Dentressangle), Morrisons, News International, Eddie Stobart, Scottish & Southern Energy, Next, Headlam, , Fed-Ex, Wincanton, Warburtons, TRAC International, Mentholatum, City Link, British Bakeries, Sheffield Insulation Group, Langdons, DX and Hermes.

Eurocentral benefits from a number of on-site amenities including; Dakota hotel, Children's nursery, Bistro, and Sandwich/coffee shop.

The site occupies a highly prominent and elevated location adjacent to Morrisons' distribution centre and in close proximity to the Park entrance at the corner of McNeil Drive and the Park's main spine road Townhead Ave.

DESCRIPTION

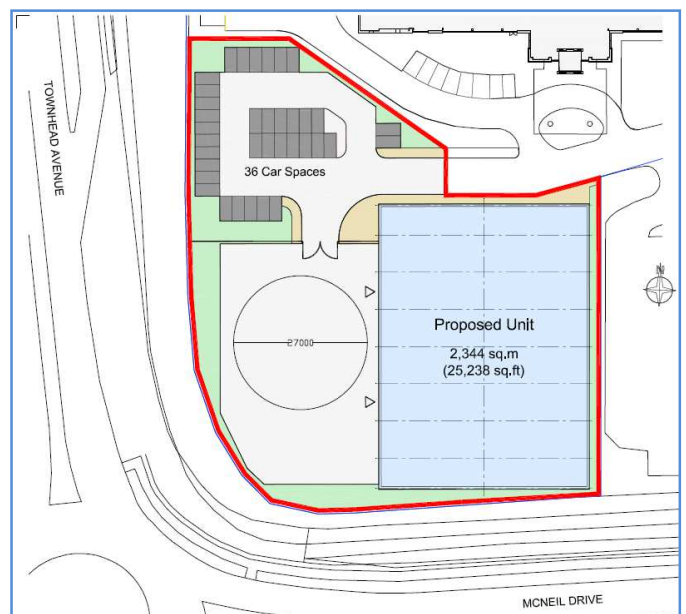
The 1.55 acre site offers bespoke Build to Suit opportunity where the landowner/developer will work with companies to provide a tailor made industrial, warehousing and distribution facility to meet their specific requirements.

The building will be of high quality construction with typical specification including:

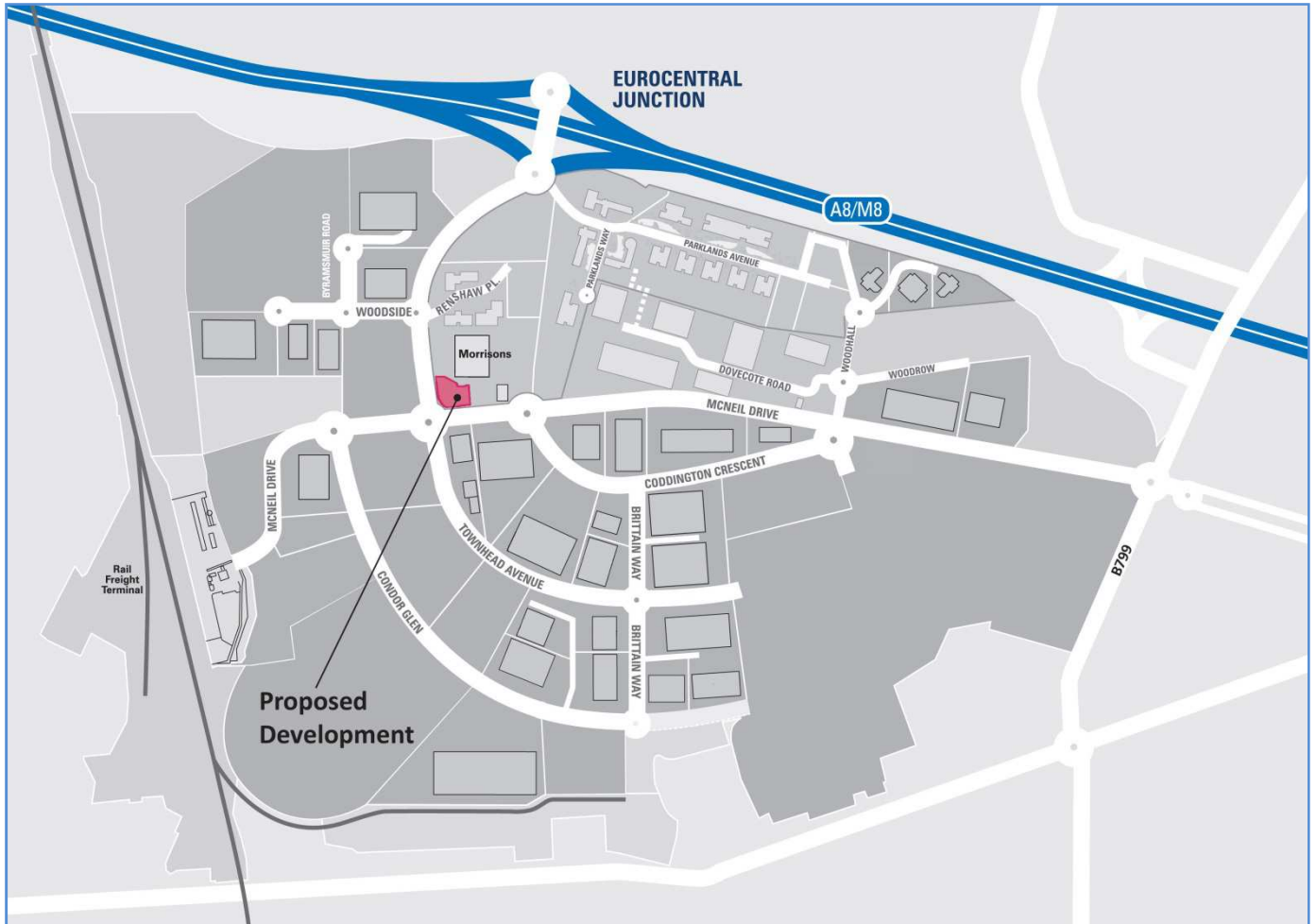
- Steel portal frame construction
- 6 to 10m eaves height
- 35Kn/m2 floor loading
- Ground & potential dock level access
- 3 phase power, gas, water and telecoms
- Offices & staff welfare facilities
- Dedicated parking
- Secure yard
- Landscaped environment

TERMS

The completed building will be available to lease or purchase with further details available on request.



McNeil Drive, Eurocentral ML1 4UR



Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

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