

**YEAR 1
100% RATES
FREE***

**TO LET
NEW HIGH QUALITY INDUSTRIAL
UNIT AVAILABLE NOW!
LAST UNIT REMAINING**

**5,069 SQ FT
/ 471 SQ M**



LINK PARK

**GLASGOW & EDINBURGH ROAD
NEWHOUSE, ML1 5GJ**

Colliers
INTERNATIONAL



FUSION assets
Property Investment Partnerships

- Only 1 remaining unit
- Commercial yard and separate dedicated parking
- Strategic location, unrivalled connectivity
- M8 frontage at 4-way Junction 6
- Adjacent to Co-op and Brakes Scottish distribution centres
- Use Classes 4, 5 and 6

LOCATION

Link Park benefits from one of the highest profile locations within the Central Belt on the M8 corridor between Glasgow (15 miles) and Edinburgh (30 miles). Situated directly off the 4-way Junction 6 of the M8 motorway Link Park provides immediate access to and from the motorway network with the Baillieston Interchange lying 3 miles to the east linking the M8, M74 (M6) and the M73 motorways.

Both Glasgow and Edinburgh International Airports can be reached within approximately 30 minutes from Link Park and the Air Freight terminal at Prestwick Airport is within a one hour drive. Scotland's first freight terminal is also within 2 miles of the site and provides rail services throughout the UK and Europe. Scotland's largest cargo port at Grangemouth is within easy reach, approximately 30 minutes' drive to the north. The site itself is accessed from the A775 Edinburgh Road with nearby occupiers such as the Co-operative, Brakes, XPO, WH Malcolm, Terex, Honeywell, Wincanton, Lidl, Fed-Ex and Morrisons providing testament to the area's strategic location.

Link Park also lies in close proximity to a Premier Inn and Dakota Hotel both of which are within a one minute drive.



LINK PARK

DEVELOPMENT

Phase 1 provides a high specification distribution/production building providing two units of 5,000 sq ft and one unit of 10,000 sq ft. Following lettings to Murray & Sons Coaches and Swagelok of units 2 and 3 respectively, unit 1 (5,069 sq ft) is the last available unit.

Link Park will provide approximately 118,800 sq ft of new build industrial accommodation offering a variety of sizes from 5,000 sq ft upwards. Bespoke requirements can potentially be accommodated on a build to suit basis.

BUILDING 1 FLOOR PLAN



SPECIFICATION

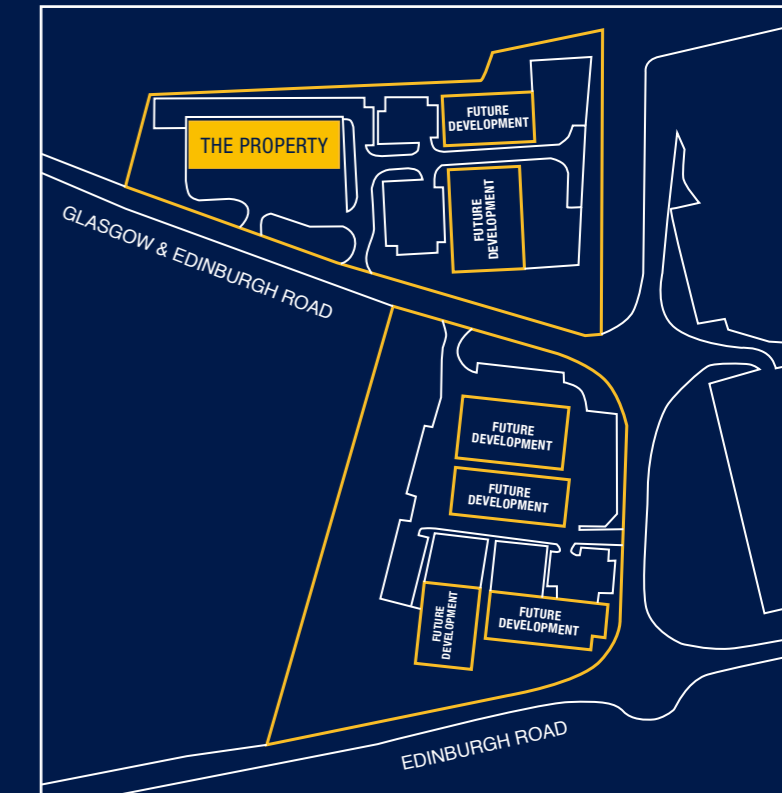
Typical specification highlights include:

- 7.2m eaves height (5.5m to underside haunch)
- LED lighting throughout
- AmbiRad heating systems
- 10% roof lights
- Maximum floor loading capacity of 100kN per m²
- Power: 144 kVA approx. each unit
- Ground level vehicle access doors (W: 3m; H: 4.5m)
- Service core in each unit consisting of tea prep area, accessible WC and WC
- Ability to create office accommodation
- Secure communal yard at rear
- Separate dedicated car parking at front

ACCOMMODATION

Building 1 - Unit 1	5,069 sq ft	471 sq m
Building 1 - Unit 2		LET
Building 1 - Unit 3		LET

SITE PLAN



LINK PARK

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NEW HIGH QUALITY
INDUSTRIAL UNITS
AVAILABLE NOW!



DRIVE TIMES

Glasgow	12 miles	20 mins	Newcastle	143 miles	2 hr 19 mins
Glasgow Airport	22 miles	32 mins	Aberdeen	147 miles	2 hr 30 mins
Edinburgh Airport	26 miles	35 mins	Inverness	170 miles	2 hr 58 mins
Edinburgh	35 miles	45 mins	Manchester	217 miles	3 hr 42 mins
Dundee	87 miles	1 hr 27 mins	Birmingham	292 miles	4 hr 50 mins
Carlisle	87 miles	1 hr 37 mins			

EPC RATING

EPC Rating 'B'. Further details available upon request.

TERMS

The units are available to lease on Full Repairing and Insuring terms for a duration to be agreed between the parties.

RENT

On application to the letting agents, Colliers International.

RATES

The units will require to be assessed for Rates purposes. *As new build units, the tenants will benefit from 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshire Assessor's Department: 01698 476000.

FURTHER INFORMATION

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