

TITAN

EUROCENTRAL ML1 4GP

122,575 SQ FT (11,388 SQM) PRIME DISTRIBUTION FACILITY TO LET

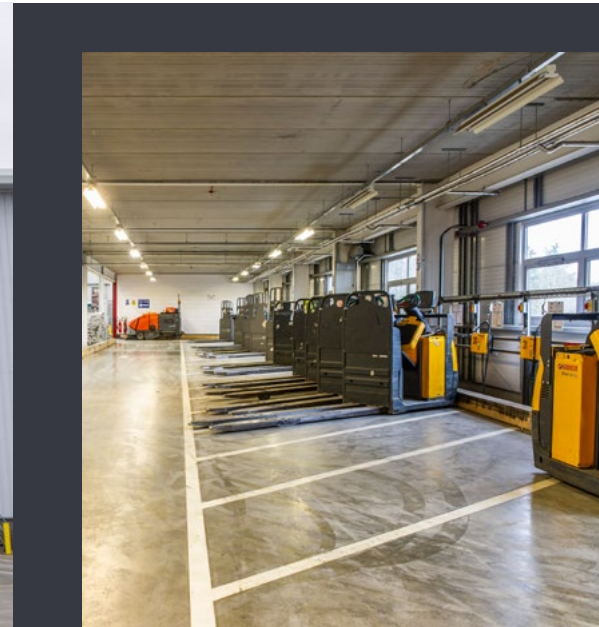
DOVECOTE ROAD, CENTRALPOINT, EUROCENTRAL, ML1 4GP

122,575 SQ FT (11,388 SQM) PRIME DISTRIBUTION FACILITY TO LET

DESCRIPTION

Titan comprises a steel portal framed warehouse facility with ancillary first floor office accommodation, car parking and a secure 48m goods and service yard. Elevations are lined with composite cladding throughout with a lightweight composite clad roof of curved profile featuring polycarbonate rooflights.

The building is currently occupied by Lidl who are moving to a new purpose built facility within Eurocentral. The tenant has served notice to break on 3 October 2019.



SPECIFICATION

- 122,575 sq ft
- 48m deep yard
- 12m eaves height
- 12 dock level doors
- 4 ground level doors
- 50 kN/m² floor loading capacity
- High quality office accommodation
- 62 car parking spaces

SERVICES

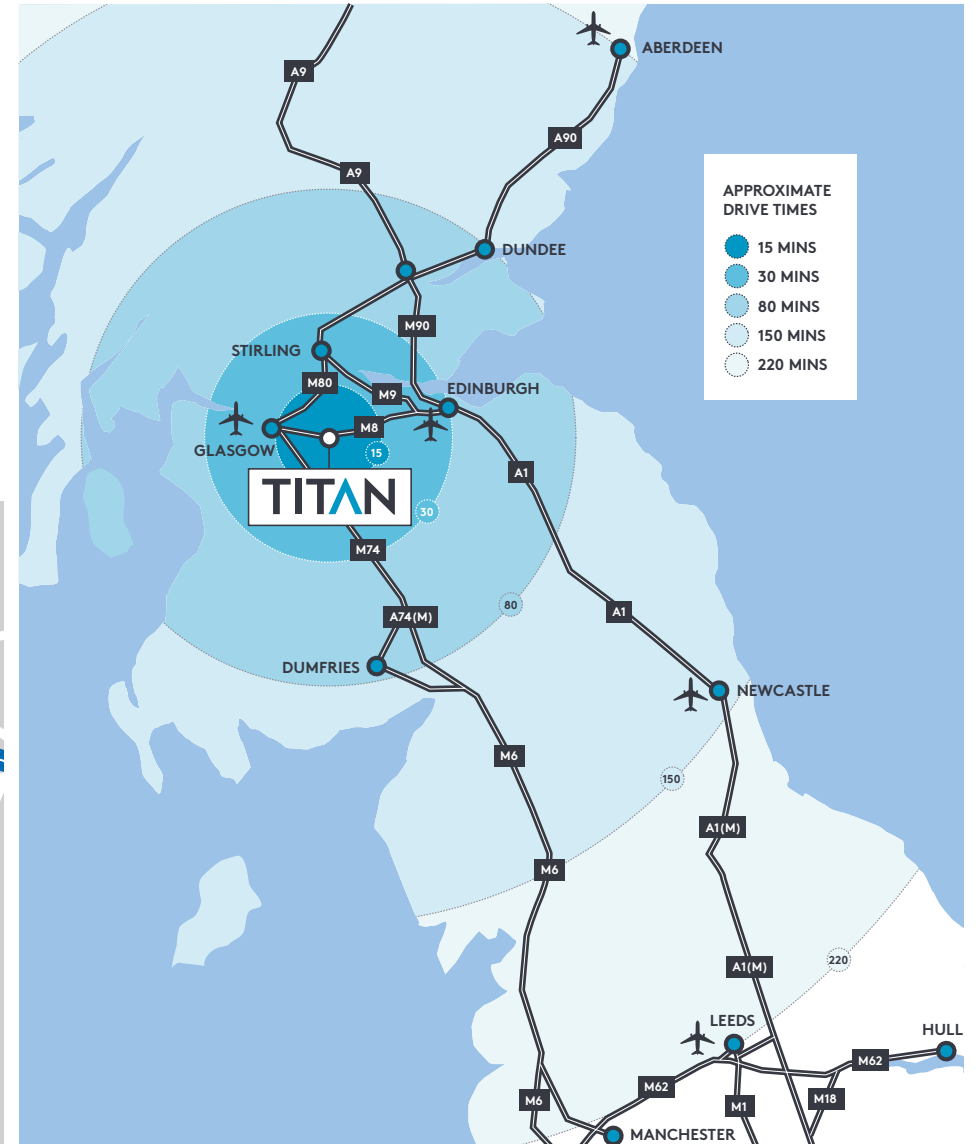
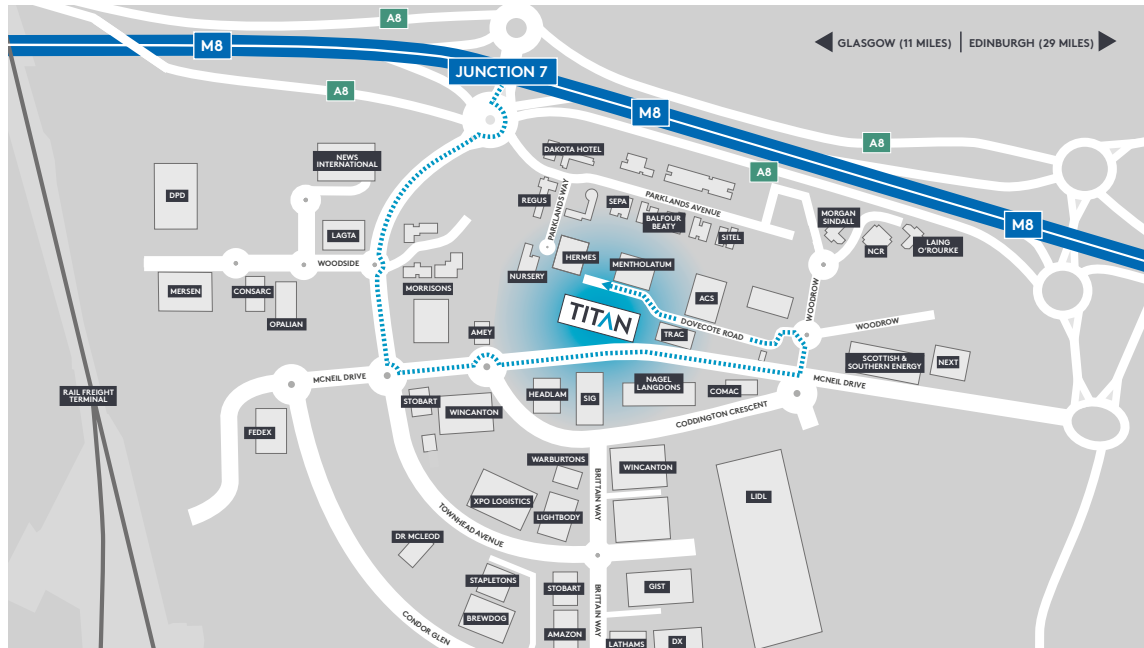
All mains services including gas, three phase electricity, mains water and foul and service water drainage are connected and available to the unit.

SCOTLAND'S PREMIER LOGISTICS LOCATION

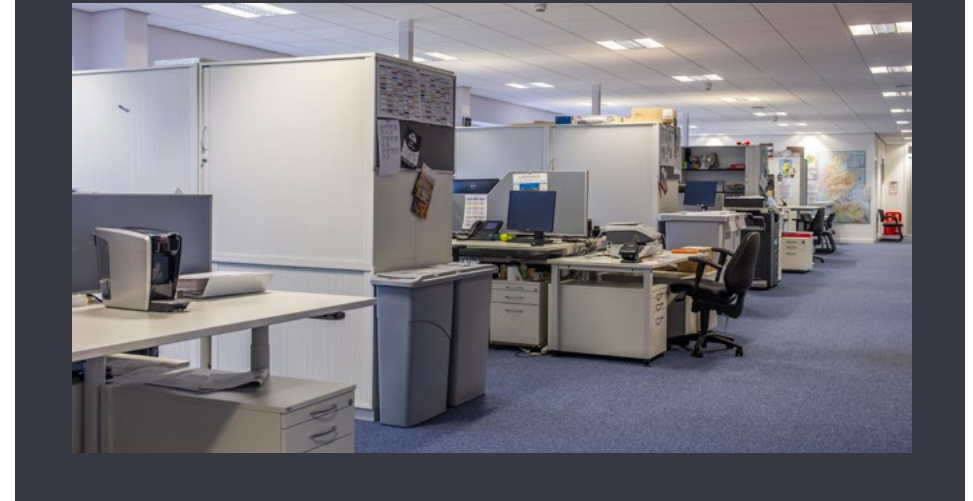
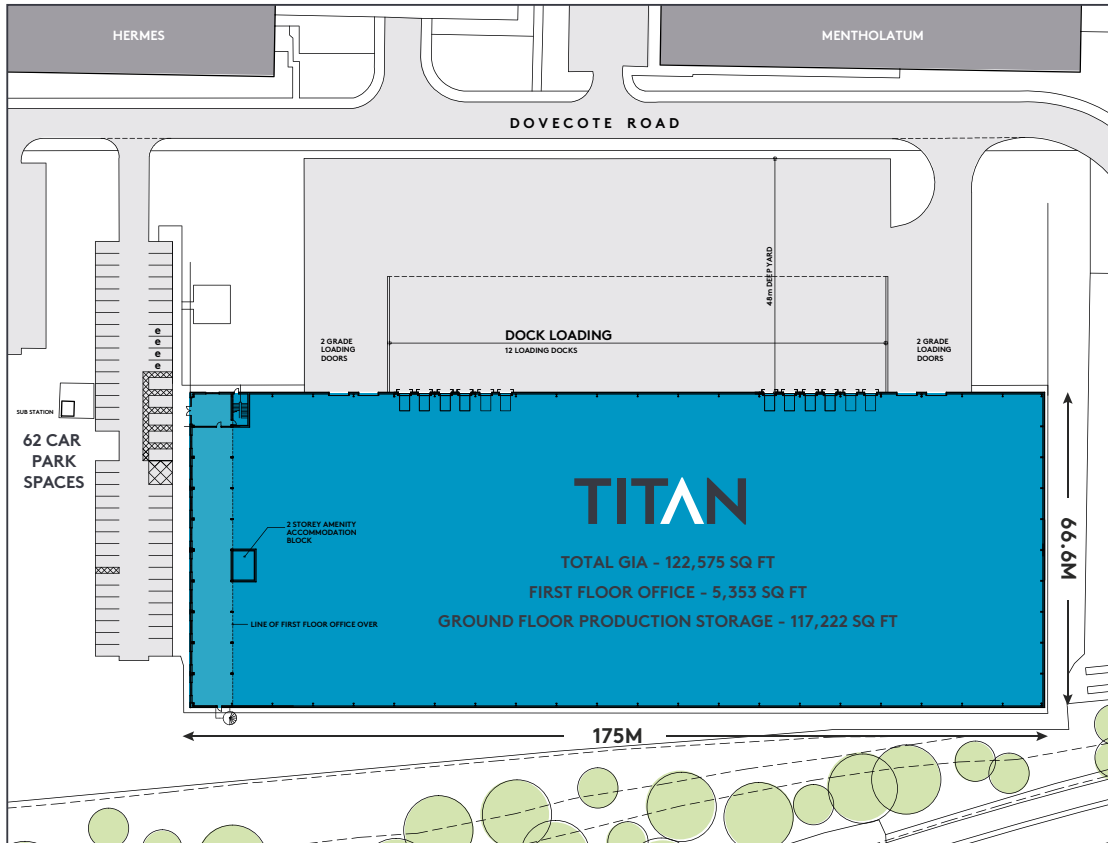
LOCATION

Titan is located within Eurocentral, Scotland's premier logistics location. Eurocentral benefits from immediate access to the M8 motorway network linking Glasgow 11 miles to the west and Edinburgh 29 miles to the east. The Baillieston interchange is located 5 miles to the west, providing excellent connectivity to the M73, M74 and M80 motorway network.

Titan is situated within Centralpoint, a distinct element of the park sharing occupation with a limited number of other large operators. Centralpoint benefits from a well-maintained access road, associated landscaping and on-site security.



Accommodation	SQ FT	SQ M
Distribution Warehouse	117,222	10,891
Office	5,353	497
TOTAL	122,575	11,388



RATEABLE VALUE

Rateable Value of NAV/RV £682,000 and therefore rates payable is estimated at £351,912 based on 2019 poundage.

SERVICE CHARGE

Centralpoint is managed under the central management of Knight Frank who provide on-site security services as well as manage and maintain the common areas of the park.

RENT

On application

EPC

The Property currently has a B+ rating.



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VIDEO

<https://www.youtube.com/watch?v=lr5ejl7ENaU&feature=youtu.be>

AERIAL 360°

<https://roundme.com/tour/381869/view/1312365>

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