



**TO LET**

**79 CANYON ROAD, WISHAW, ML2 0EG**  
**UNIT 1, EXCELSIOR PARK 1**

**HIGH QUALITY INDUSTRIAL UNIT**  
**20,195 SQ FT (1,876 SQ M)**



**DESCRIPTION**

The premises comprise a modern, high quality detached warehouse unit extending to a gross internal area of approximately 20,195 sq ft (1,876 sq m) including office / ancillary accommodation. The property sits within an attractive landscaped environment and is visible from Netherton Road which is a main arterial route. The premises are suitable for storage, manufacturing and trade counter use.

The unit itself is of steel portal frame construction with a clear span pitched roof incorporating translucent roof panels. Internally there is a screeded concrete floor, LED high bay lighting and a vehicular level access door on to the secure concrete and tarmac surfaced yard to the rear.

**SPECIFICATION**

- Minimum 6m eaves height
- Electrically operated vehicular access door
- Good quality office / ancillary accommodation
- Secure concrete and tarmac surfaced yard to the rear
- 30 dedicated parking spaces to the front
- Set within an attractive landscaped setting
- Existing power supply of 276 kVA



**SITE PLAN**



**TRAVEL DISTANCES**

	Miles	Mins	
Motherwell	2.5	7	
Glasgow	17	25	
Glasgow	17	32	
Livingston	27	38	
Edinburgh	33	68	
Edinburgh	33	45	

**EPC**

The EPC rating on the unit is D46. A copy of the EPC certificate is available upon request.

**TERMS / RENTS / OTHER CHARGES**

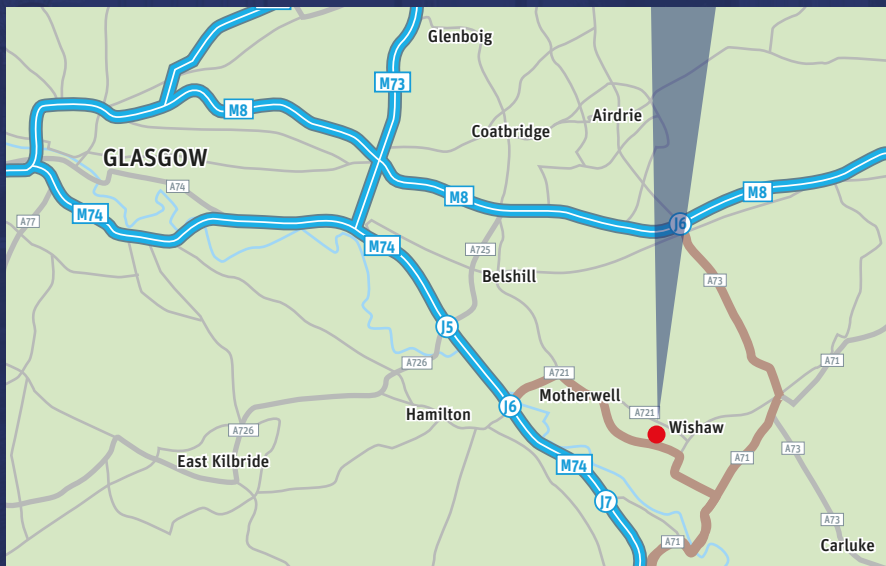
The unit is available on standard full repairing and insuring lease terms at a competitive rent. Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.







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### LOCATION

The unit is located on the popular Excelsior Park within Netherton Industrial Estate, which is accessed via the B754 Netherton Road. The estate is a five minute drive from Wishaw Town Centre and surrounded by considerable existing and modern residential development. Originally developed as an Enterprise Zone, Excelsior Park has grown into a well-established Industrial and Trade Counter location.

Wishaw is located within North Lanarkshire, approximately 17 miles south east of Glasgow and 33 miles west of Edinburgh. The town benefits from excellent communication links, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73.

The motorway network in the immediate vicinity has recently undergone substantial improvement works which has brought significant improvements to traffic flow. Consequently, Glasgow city centre is now within 25 minutes' drive from the property.

Nearby occupiers include:

- Royal Mail
- Keyline
- City Plumbing
- Screwfix
- Howdens
- and the NHS amongst many others.

### VIEWING

To arrange a viewing please contact one of our letting agents.

**WHITTLE JONES**  
SCOTLAND  
0131 220 4844  
www.whittlejones.com

**Colliers**  
0141 226 1000  
colliers.com/uk/industrial

**GERALDEVE**  
0141 221 6397  
geraldeve.com

### GOOD PUBLIC TRANSPORT LINKS



### EXCELLENT NEARBY AMENITIES



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