

**LAST REMAINING UNIT  
AVAILABLE NOW**



**PHASE TWO  
GARTCOSH  
INDUSTRIAL PARK**

**\*YEAR ONE  
100% RATES  
FREE**



**TO LET**

**ONE BUILDING OF 24,748 SQ FT (2,299 SQ M) AVAILABLE**

**J2A - M73 - BOTHLIN ROAD, GARTCOSH, GLASGOW, G69 8GD**

**NEW HIGHLY SPECIFIED INDUSTRIAL BUILDING**

**[WWW.GARTCOSHINDUSTRIALPARK.CO.UK](http://WWW.GARTCOSHINDUSTRIALPARK.CO.UK)**

# Specification

- High Quality composite cladding to elevations & roof
- Glazed curtain walling (in part)
- Offices tailored to meet tenant requirements
- DDA Compliant
- Secure service yard: 53m x 27m
- Minimum eaves height 6.5m to underside of haunch: 9.0m to apex
- Generous parking provision
- 2no. ground level loading doors: width: 4.1m, Height: 5.0m
- 2no. floodlights fitted: 1no. over each overhead door to light the yard area
- 3 phase power (200KVA) and gas supply
- 30kN/m<sup>2</sup> imposed floor loading



**GARTCOSH**  
— INDUSTRIAL PARK —  
— J2A-M73 —

**PHASE TWO**  
**AVAILABLE NOW**  
**LAST REMAINING UNIT**

**UNIT 3**  
**24,748 SQ FT**

PHASE TWO - UNIT 2  
LET TO



**DX**  
PHASE ONE  
LET TO

New high specification distribution/production unit of approximately 24,748 sqft



UNIT 3



UNIT 3

## Location

Located in North Lanarkshire, Gartcosh Industrial Park occupies a strategic location at the heart of Scotland's motorway network.

Gartcosh Industrial Park lies immediately adjacent to and overlooking the M73 motorway and has its own 'diamond' 4-way junction (J2a). The Park is only 3 miles from the Baillieston Interchange which connects the M8 (linking Glasgow & Edinburgh) and M73 motorways. The M74 motorway leading south (M6) is also easily accessible via the M73. The M80 motorway, linking Glasgow and Stirling, is also within easy reach being located 2 miles to the north.

This new business park is also accessible via the A752 from Bargeddie/ Showcase junction of A8 or the Coatbridge A89 exit from the M8 (east).

Gartcosh Industrial Park is served by its own railway station and park & ride facility, with a regular train service connecting the Park and neighbouring villages with Glasgow Queen Street, Cumbernauld and Falkirk.

Glasgow, Edinburgh and Prestwick International airports are all within easy reach of Gartcosh. The site is 20 miles from Glasgow Airport, 35 miles from Edinburgh Airport and the air freight terminal at Prestwick Airport is a 50 minute drive away.

Gartcosh Industrial Park is also home to the recently opened Scottish Crime Campus. A new 220,000 sq ft manufacturing facility is also currently under construction for Guala Closures.



SECURE YARD

New high specification distribution/production unit of approximately 24,748 sqft



INDICATIVE FIT-OUT IMAGE (UNIT 2)



UNIT 3



INDICATIVE FIT-OUT IMAGE (UNIT 2)



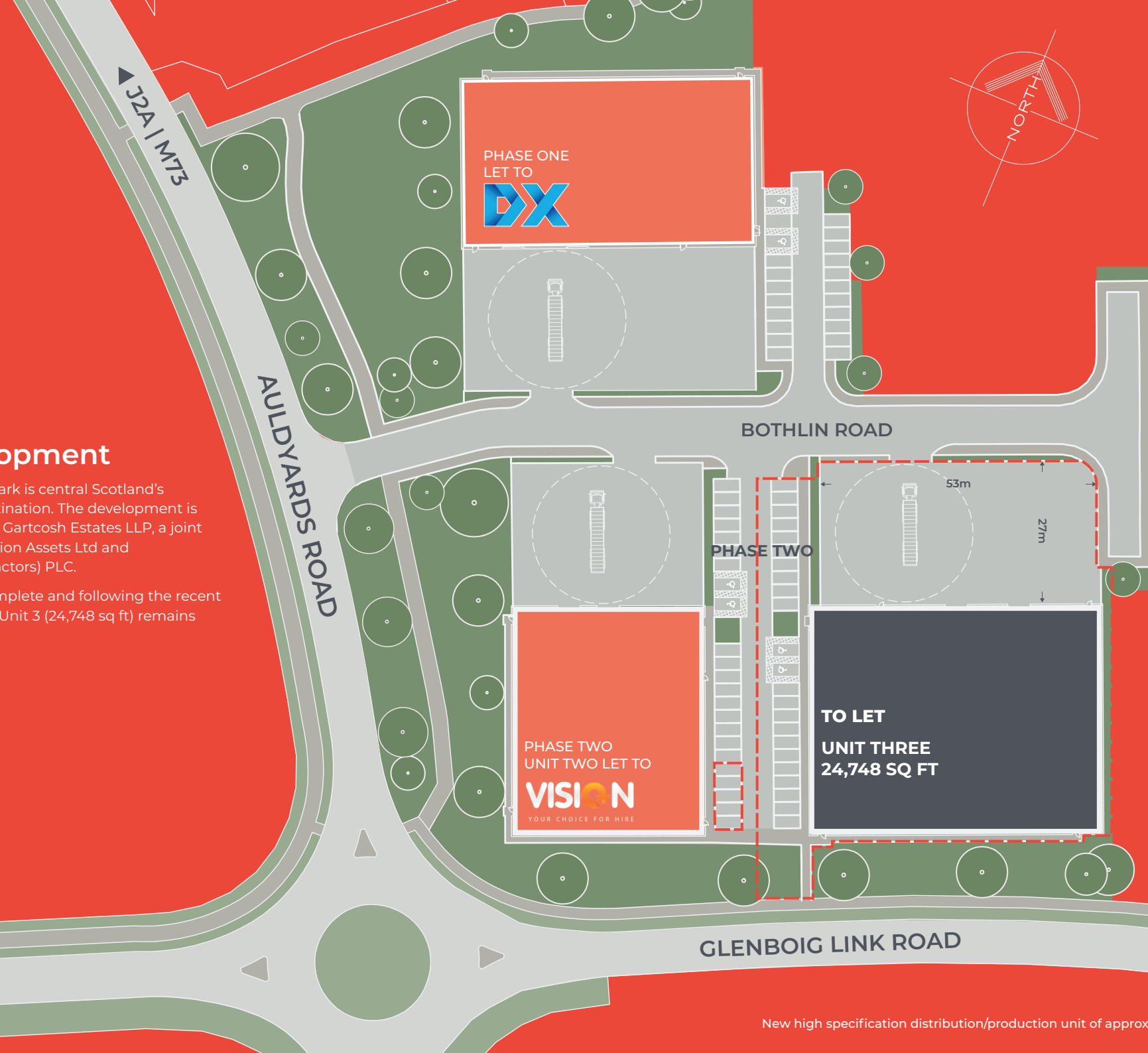
INDICATIVE FIT-OUT IMAGE (UNIT 2)

New high specification distribution/production unit of approximately 24,748 sqft

## The Development

Gartcosh Industrial Park is central Scotland's newest business destination. The development is being undertaken by Gartcosh Estates LLP, a joint venture between Fusion Assets Ltd and J. Smart & Co. (Contractors) PLC.

Phase two is now complete and following the recent letting of unit 2, only Unit 3 (24,748 sq ft) remains available.



New high specification distribution/production unit of approximately 24,748 sqft



**UNIT 3**

**24,748 SQ FT**

New high specification distribution/production unit of approximately 24,748 sqft

## Rates

The property will require to be assessed for rates once a tenant takes occupation.

\*As a new build unit, the tenant will be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshire Assessor's Department: 01698 476000.

## Terms

The property is available to lease on full repairing and insuring terms with further information available from the letting agent, Colliers.

## EPC Rating

The property has an EPC rating of 'A'.  
A copy of the EPC certificate is available on request.

## Further Information

For further information please contact the sole letting agent:

Colliers

0141 226 1000

[colliers.com/uk/industrial](http://colliers.com/uk/industrial)

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[www.jsmart.co.uk](http://www.jsmart.co.uk)

**FUSION** assets

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