

**BUILD TO SUIT
OPPORTUNITIES**

ON THE INSTRUCTIONS OF TULCHAN DEVELOPMENTS LTD

42,500 – 225,000 SQFT



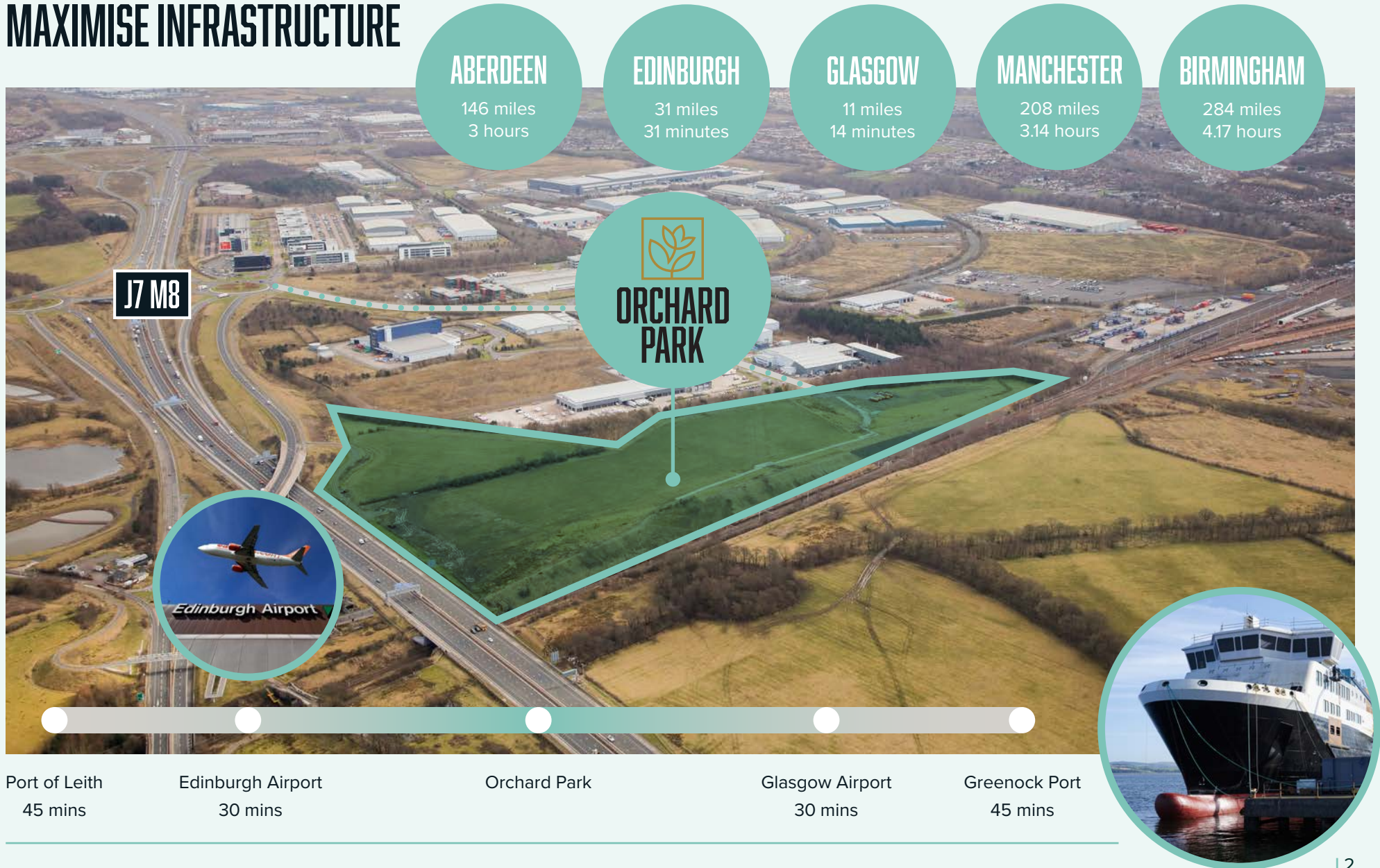
ORCHARD PARK

EUROCENTRAL | NORTH LANARKSHIRE | ML1 4XZ

JUNCTION 7 M8

WWW.ORCHARDPARK-EUROCENTRAL.CO.UK

STRATEGICALLY LOCATED TO MAXIMISE INFRASTRUCTURE



PREMIER DISTRIBUTION HUB FOR CENTRAL SCOTLAND

LOCATION

Eurocentral is the premier distribution hub for central Scotland located 11 miles to the east of Glasgow and 31 miles west of Edinburgh.

It has a dedicated interchange (Junction 7) of the M8 motorway, the main central motorway linking east to west and lies 4 miles east of the Baillieston Interchange, linking the M8, M74(M6) and M73 motorways. Orchard Park, Eurocentral is also 4 miles from the Raith Interchange (J5 M74) via the A725 providing unrivaled connectivity to the M6 and the South.

Glasgow and Edinburgh International Airports are within 30 minutes of the development with Prestwick air freight terminal within an hour's drive.

Eurocentral is a well-established logistic hub with on-site rail freight terminal operated by DB Schenker.

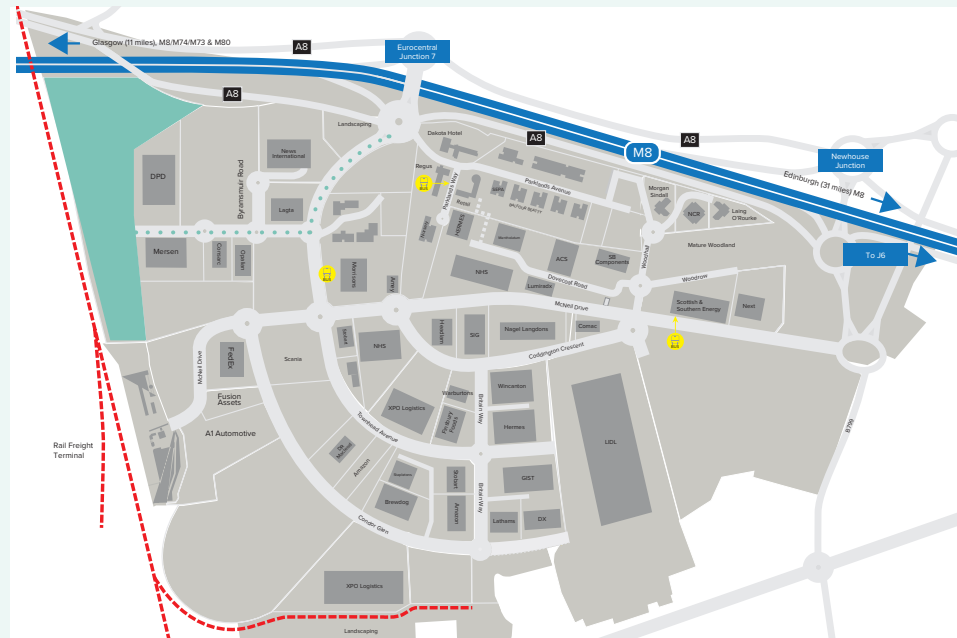
Occupiers within the Eurocentral estate include DHL, XPO Logistics, Sheffield Insulation Group, Amazon, News International, Wincanton and Scottish and Southern Energy, DPD and NHS. Lidl have recently completed the construction of a new 625,000 sq ft Scottish distribution centre.



Close to 806,000 people live within commuting distance



Both Glasgow and Edinburgh International Airports can be reached within 30 minutes.



Average earnings are approximately 91% of the UK average

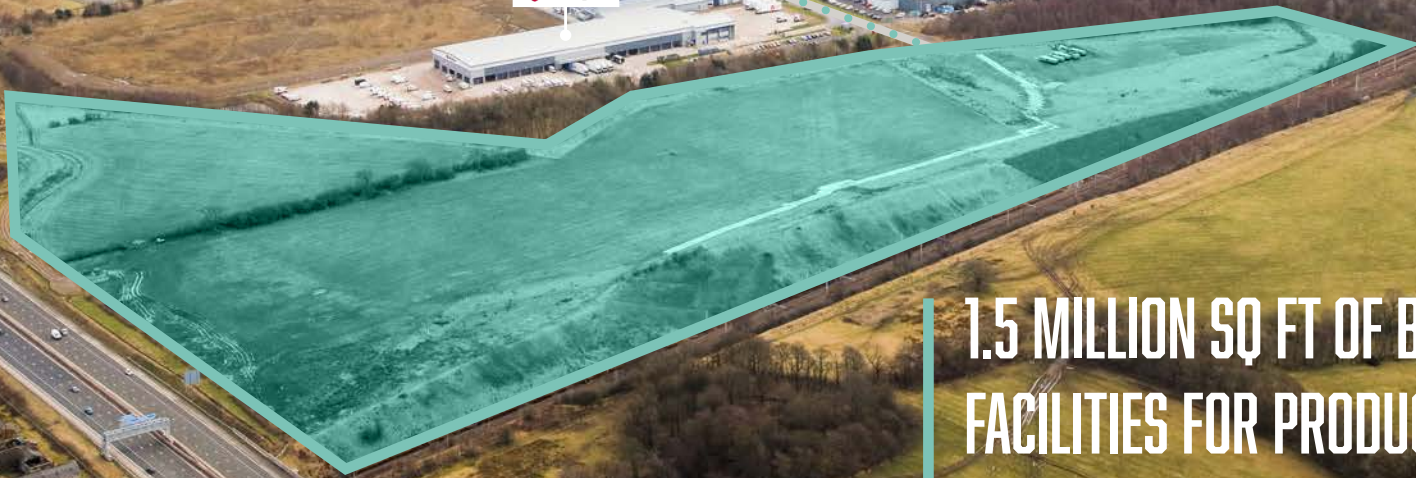


TO EDINBURGH



RAILFREIGHT TERMINAL

J7 M8



1.5 MILLION SQ FT OF BESPOKE FACILITIES FOR PRODUCTION AND DISTRIBUTION TO DATE.

A8

TO GLASGOW



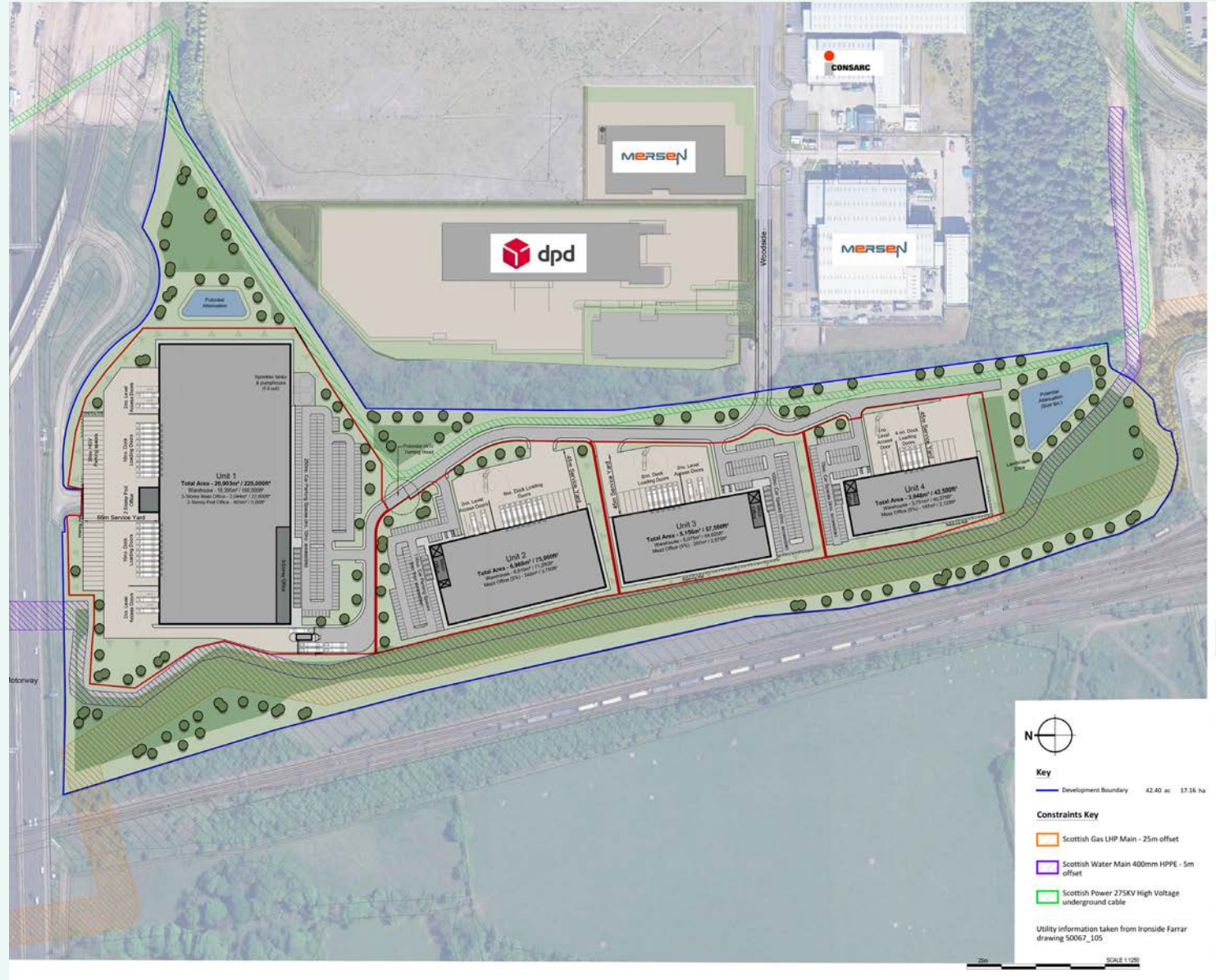
ORCHARD PARK

Orchard Park comprises a 40 acre development site with scope to construct up to 225,000 sq.ft of new industrial/logistics accommodation.

Buildings can be offered in units from 42,500 sq.ft up to 225,000 sq.ft.

Specific design to suit units can be catered for also.

MASTERPLAN



SPECIFICATION

The standard specification will be institutionally acceptable and will comprise the following;

Minimum 10m clear internal eaves height

Dock level loading doors

At-grade level access doors

45m deep secure external concrete service yard

Perimeter security fencing to yard areas

12% rooflights to warehouse area

50 k/Nm² floor load (FM2)

Minimum 5% Office/Welfare space at First Floor

Fitted out and serviced

Generous dedicated car parking including EVC spaces

24/7 access

Security provision including CCTV

BREEAM 'very good' rating

Landscaped 'parkland' setting

Utilities

Power capacity: 3MVA available

Gas capacity: 3.6MWatt available



TULCHAN DEVELOPMENTS - TRACK RECORD

The Directors of Glasgow based developer Tulchan Developments have worked in partnership over a number of years delivering major warehousing and logistics projects throughout Scotland.

Completed projects include the land sale for the distribution hub of 750,000 sqft for Tesco at Livingston on the M8, 40,000 sqft for Geopost / DPD at Newbridge in Edinburgh, 70,000 sqft for DPD at Eurocentral M8 and the regional distribution facility for Co-Op at Inverness Airport Business Park. Tulchan are also in the process of delivering a new bespoke warehousing facility of 47,000 sqft for a major occupier customer in the West of Scotland.

To ensure swift deliverability of schemes to meet customer's individual requirements, Tulchan are backed by an experienced team of professional and design consultants.

ORCHARD PARK - PLANNING AND TIMELINE

Planning permission (PPIP) is in place for business/employment uses, Classes 4, 5 and 6. Roads access from Eurocentral has already been extended into the site and public utilities and drainage connections are agreed.

'Build to Suit' proposals for industrial and logistics occupiers can be prepared and costed, bespoke to specific requirements. Delivery on a turn-key basis can be achieved in approximately 12–15 months from commitment to the location. Occupier requirements and fitting-out works can be built into the construction period.

The overall site will have common access roads, services infrastructure and an approach to signage and security. These, in addition to a landscaped 'parkland' setting, will be maintained under a service charge arrangement by the Landlord.



SOCIO ECONOMIC INFORMATION

North Lanarkshire is one of Scotland's fastest growing economies with a 41% increase between 2008-2018 to £7,602 million and its business base has grown by 24% over the last decade with 8,390 businesses based there in 2020.

North Lanarkshire occupies a strategic location in Central Scotland and has the advantage of unrivalled transport links. New employment sites have been unlocked over the last decade, particularly along the M8 corridor. These developments have transformed North Lanarkshire's business offering whilst at the same time freeing up former urban industrial locations for transformation into other community uses, such as housing, leisure and open spaces.

Transportation improvements are set to continue throughout the area, particularly with significant infrastructure developments planned as part of the £202m City Deal investment proposals. Meanwhile the DigitalNL programme will deliver a world class digital infrastructure for North Lanarkshire's residents and businesses.

With rail freight provision with Eurocentral and Mossend, direct access to the M8, M73, M74 and M80 motorways and over 24 million sq. ft of industrial stock, North Lanarkshire is ideally placed to become the primary logistics hub for Scotland.

IDEALLY PLACED TO BECOME THE PRIMARY LOGISTICS HUB FOR SCOTLAND

1.5MILLION

working age population estimated within a 40km radius of Eurocentral. That is almost half of Scotland's total labour force.

ABOVE NATIONAL AVERAGE

16-24 year olds in Modern Apprenticeships.

75% OF ALL JOBS IN NORTH LANARKSHIRE ARE IN 5 SECTORS:

1. Public Sector,
2. Wholesale and Retail,
3. Construction,
4. Manufacturing
5. Transport and Storage (which makes up 16%)

64%

of North Lanarkshire population are of working age (16-64).

24% GROWTH

in its business base over the last decade.

8,390

businesses are now based in North Lanarkshire (2020).

£7,602 MILLION

North Lanarkshire is one of Scotland's fastest growing economies with a 41% increase between 2008-2018

DELIVERY TIME

Delivery time from for units will be approximately 12-15months agreement to lease.

EPC

EPC target "A".

PLANNING

The site has planning for Class 4 (office), Class 5 (general industrial) and Class 6 (storage and distribution) uses under The Town and Country Planning (Use Classes) (Scotland) Order 1997. English equivalent (B1 & B8).

DATA ROOM

A data room has been prepared to provide relevant information pertaining to the development of the site.

VAT

VAT will be payable on the rental and all other costs associated with the property.

TERMS

The subjects are available on new full repairing and insuring leases, further terms on request.

FURTHER INFORMATION

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ORCHARD PARK

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