

To be refurbished
including completely new
office accommodation

1 YORK ROAD

NEWHOUSE, ML6 8HW, NORTH LANARKSHIRE

Available from end of Q2 2024



TO LET

30,989 sq ft (2,879 sq m)

Modern Industrial & Logistics Facility | Prime Location on M8 corridor

LOCATION

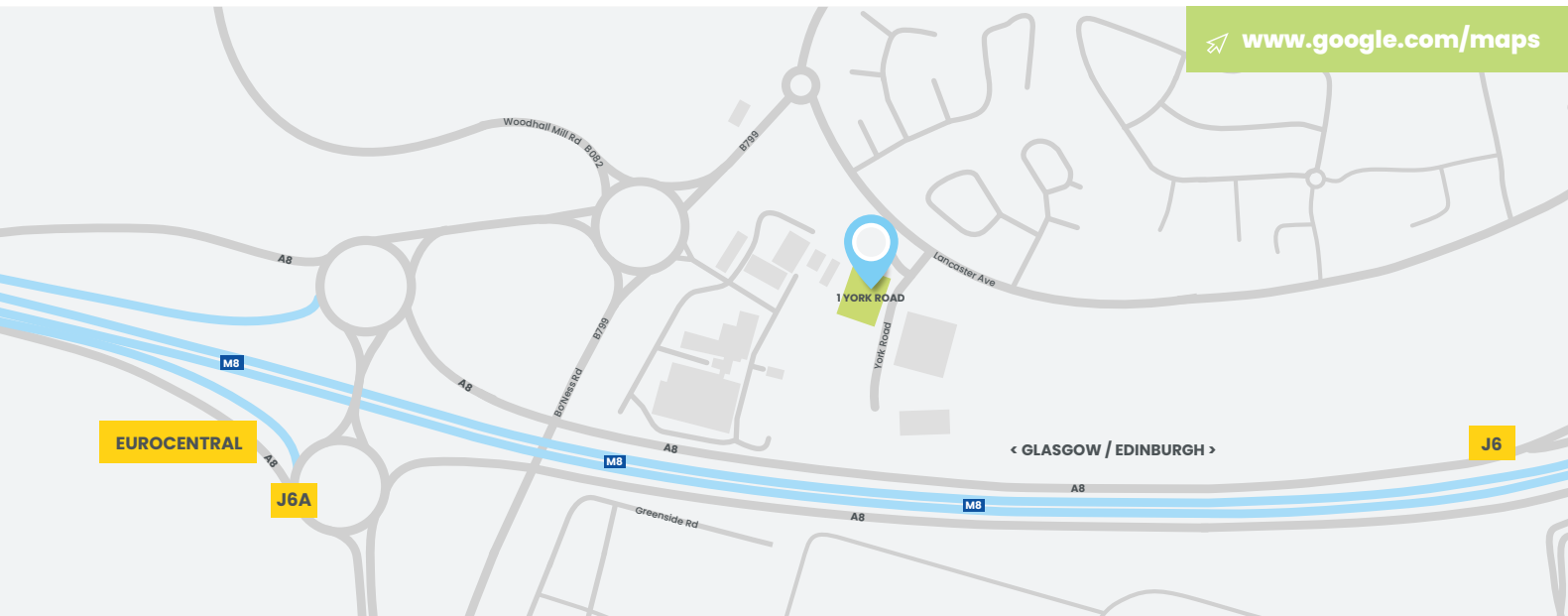
1 York Road benefits from a highly prominent position along the M8 corridor and is strategically placed 13 miles from Glasgow and 34 miles east of Edinburgh. York road provides direct access to the M8. The building is located in close proximity to both Junctions 6a and Junction 6. The Baillieston Interchange is also in close proximity which links the M8 to the wider motorway network.

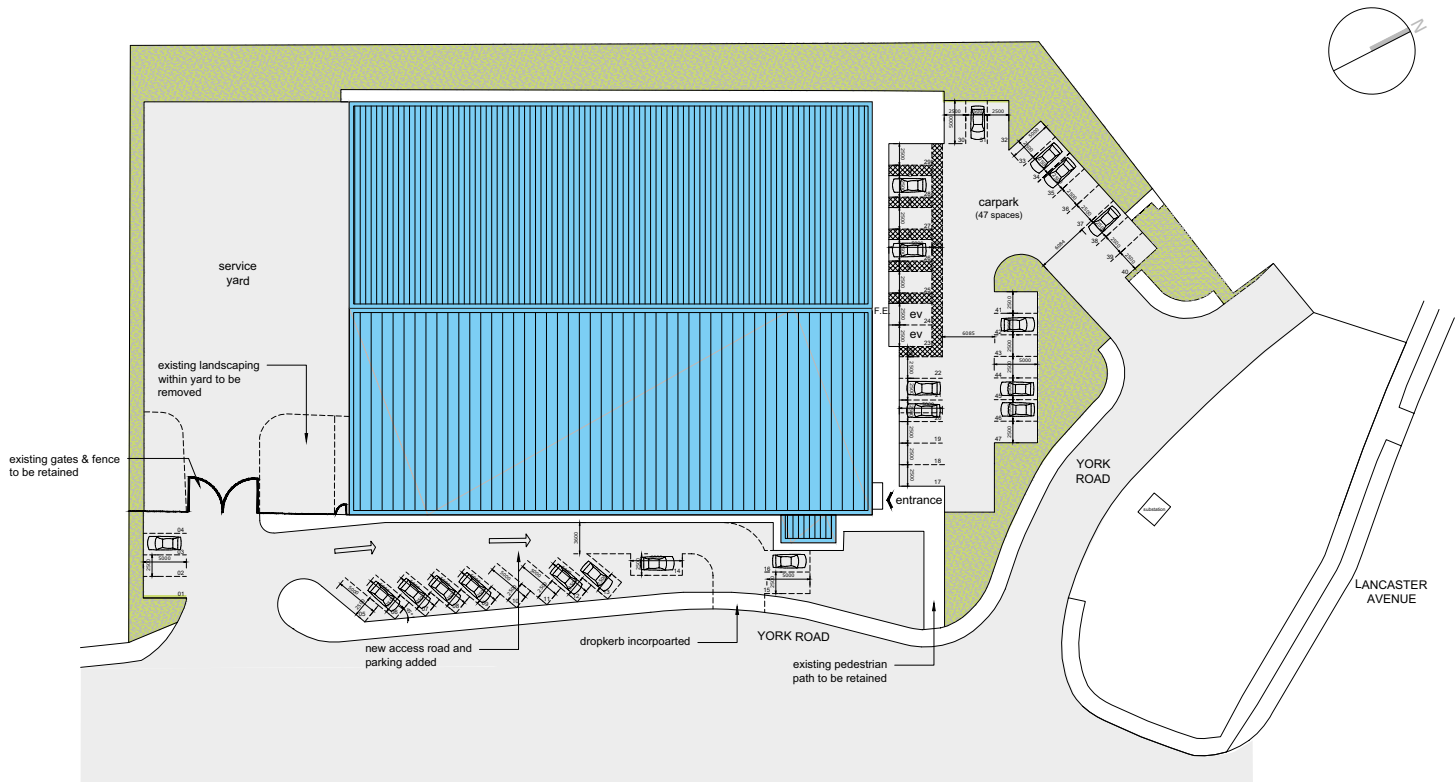
Glasgow and Edinburgh International Airports can be reached within approximately 30 minutes from York Road. Eurocentral lies within 2 miles of property which offers Scotland's first freight terminal that can service the wider UK and Europe.

Nearby occupiers include:

Honeywell

MALCOLM
LOGISTICS





SPECIFICATION

The property comprises a modern detached industrial and logistics facility comprised of a steel portal framed construction with the following specification.

-  6.04m to eaves
-  7.24m to apex
-  Refurbished unit with new office accommodation
-  Insulated cladding
-  LED lighting
-  Secure yard
-  2 roller shutter doors
-  Glazed reception entrance
-  47 parking spaces including 2 EV charging points
-  Welfare provisions
-  Power TBC
-  Floor loading capacity TBC

ACCOMMODATION

Ground Floor: 29,353 sqft 2,727 m²

1st Floor Offices: 1,636 sqft 152 m²

Total: 30,989 sqft 2,879 sq m

1 YORK ROAD

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Lease Terms:

The accommodation is available on the basis of a new Full Repairing and Insuring lease. For all rental information, please contact the listed agents.

Legal Costs:

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

EPC:

A copy of the EPC will be available upon completion of refurbishment works.

VAT:

VAT will be payable on all quoted figures.

Planning:

The property has planning consent for general industrial use (Class 5) and storage and distribution use (Class 6)

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For properties in Scotland:
e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

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Please speak to the listed agents for further information.



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