

A WEST RANGA DEVELOPMENT SITE

HIGH PROFILE DEVELOPMENT SITE
SUITABLE FOR A VARIETY OF USES



Junction 7 M8 | Eurocentral | ML1 4UF



SB Components

Mentholatum

LIDL

NAGEL-GROUP

EVRI
The new Hermes

Wincanton

GXO

board
MAKE IT POSSIBLE

next

sse

DAKOTA HOTELS

lumiraDx
logix solutions

SIG

headlam
group plc

Finsbury
Food Group

BREWDOG

NHS

Morrisons

ACS

Wincanton

amazon

NHS

Clipper

SCANIA

J6 M8

TO EDINBURGH

TO GLASGOW

J7 M8



UNDER OFFER

THE OPPORTUNITY

Connect Eurocentral comprises a 5 acre development site with scope to accommodate developments of up to 40,000 sq ft of new industrial/logistics accommodation. Discussions can be had on requirements between 15,000 – 40,000 sq ft, and buildings can be delivered in a variety of sizes.

Each enquiry will be dealt with on merit and the developer can cater for specific design to suit requirements.

The site is suitable for a variety of uses, including the following:



Industrial & logistics



Trade Counter



Storage & Distribution



Life Sciences



Manufacturing



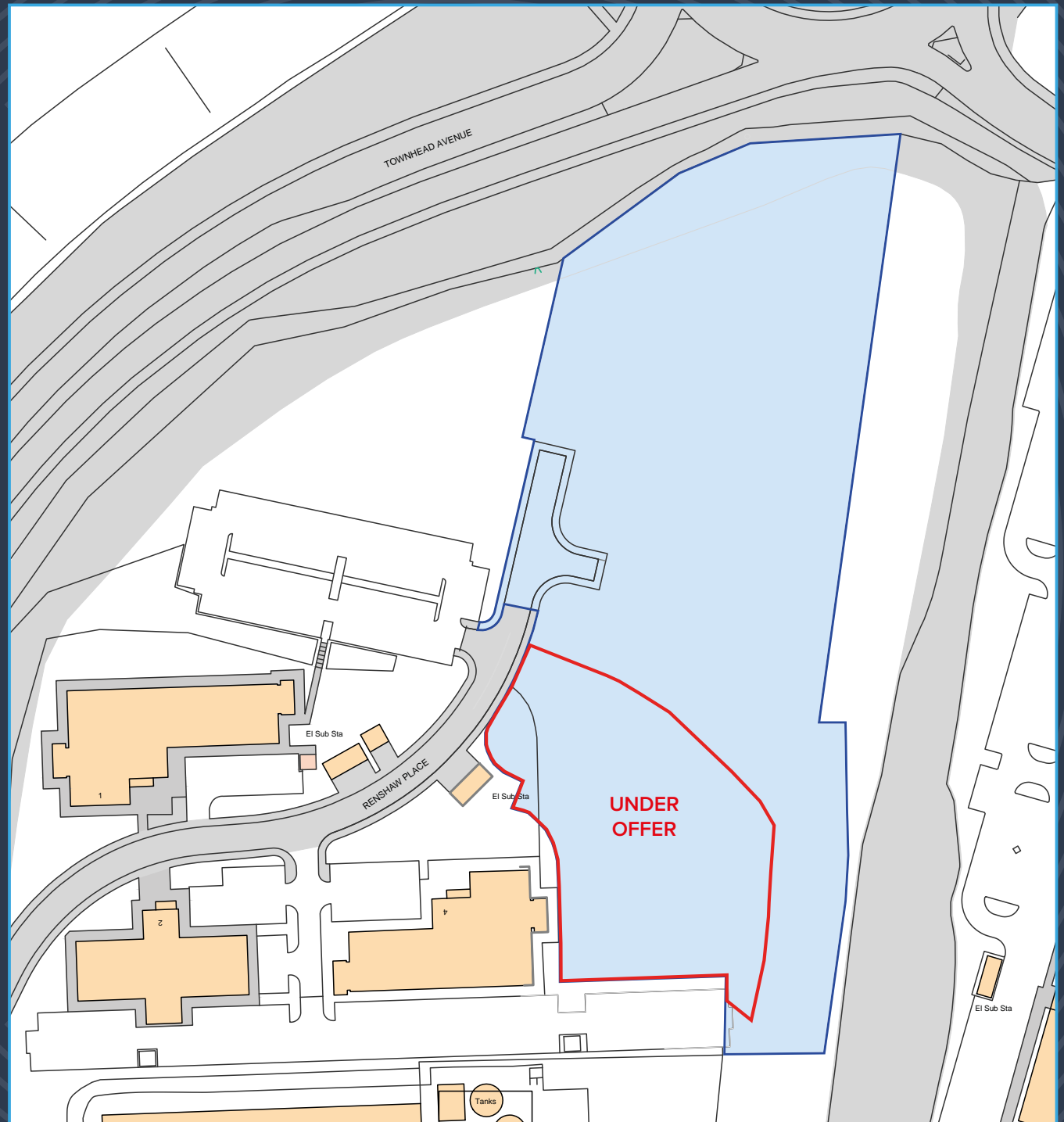
Car/Van Parking



Outdoor Storage



Container Storage





A development by:



Planning & Delivery Timeline

Delivery timescales for new build units will be approximately 12-18 months, subject to planning, following an Agreement for Lease being completed. Occupier requirements and fitting out works can also be built into the construction programme. Turnkey freehold options will also be considered.

Terms

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

Further Information

All enquiries should be directed via the sole marketing agents:

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Legal Costs

Each party will be responsible for their own legal costs. In the normal manner the ingoing tenant will be responsible for payment of Land & Buildings Transactions Tax (LBTT) and Registration Dues.

VAT

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

