

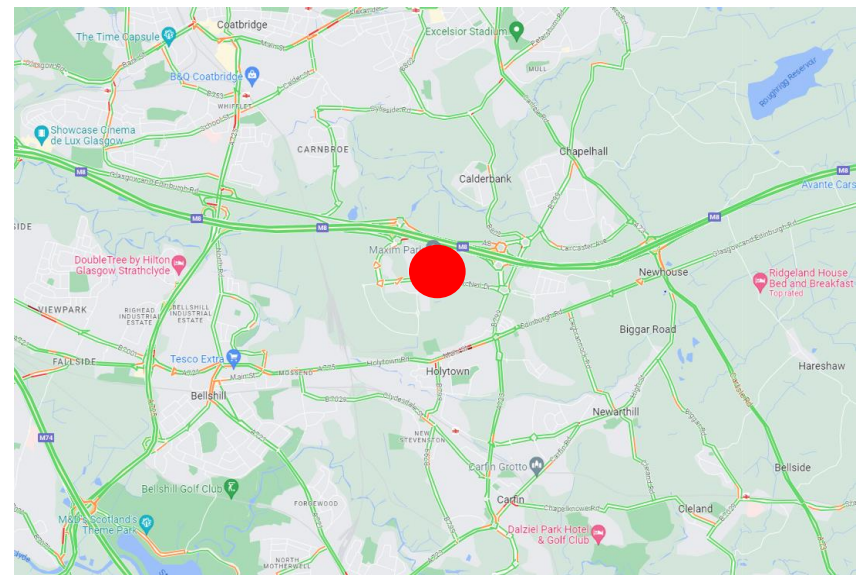


# AVISON YOUNG

## 52,459 sq ft Unit To Let

51 McNeil Drive  
Eurocentral  
Motherwell  
ML1 4UR

- 52,459 sq ft high specification modern industrial facility
- Fully refurbished
- Site area of 5.80 acres
- Located in Eurocentral, Scotland's premier industrial and distribution location
- Immediate access to motorway network



## To Let

## Location

Eurocentral is Scotland's best purpose built industrial and distribution location. It is 15 miles from Glasgow and 35 miles from Edinburgh. Eurocentral sits immediately next to the M8 motorway and benefits from its own four-way junction (Eurocentral Interchange – Junction 6A) and is just 5 miles from the M74, M73 and M80 motorways which provide efficient access to the whole of Scotland and easy access south to England and Wales.

In addition to excellent road links, Eurocentral benefits from a rail freight terminal. Edinburgh and Glasgow Airports are approximately 30 minutes drive from Eurocentral and Prestwick Airport (Scotland's main air freight airport) is approximately 45 miles southwest from the subjects. Eurocentral is a high profile development which extends to approximately 650 acres. Eurocentral continues to flourish as the most accessible commercial hub in central Scotland. It attracts a range of tenants, owner occupiers and investor landlords due to its strategic location and ability to deliver accessible large scale industrial property solutions. Current occupiers include: Next, SSE, Lidl, Wincanton, Evri, Gist, BrewDog, Stapleton Tyres, Amazon, James Latham, DX Networks, NHS, Scottish Ministers, Scania, GXO, Warburtons, Morrisons, ACS Clothing, DPD, Mersen and Clipper Logistics. The subjects are located on McNeil Drive, at the West side of the park, in close proximity to the motorway junction and adjacent to the newly developed Scania depot

## Description

The property comprises a high quality, modern, purpose built, distribution facility of steel portal frame with profile metal cladding walls and barrel vaulted roof system. The property offers a modern warehouse with 4 level access doors and 8 dock level loading doors.

The property provides high quality internal office accommodation over ground and first floor with feature entrance stair and passenger lift access. The offices provide LED lighting and air conditioning via a suspended ceiling.

51 McNeil Drive is a secure site with perimeter palisade fencing, gates and HGV barrier system. The premises boasts a generous concrete surfaced yard and gatehouse with dedicated HGV entrance. There is approximately 56 car parking spaces including 8 EV charging points. The site coverage is approximately 20%

- 8 Dock level loading doors
- 4 level access doors
- Perimeter fencing, secure site
- Extensive concrete surfaced yard
- Secure parking facility, with EV charging
- 8m max eaves
- 6.6m min eaves
- 3 phase electric

**The office accommodation** comprises approximately 9,813 sq ft of high quality space including:

- Raised access floor
- Lift access
- Male and female toilets and shower facilities
- Suspended ceiling with LED lighting
- Ceiling mounted A/C

## 51 McNeil Drive, Eurocentral, ML1 4UR



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### Accommodation

### Sq ft

Warehouse	42,626
Ground floor office	5,102
First floor office	4,711
<b>Total</b>	<b>52,439</b>

### Energy Performance

An up to date EPC is available upon request.

### Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

### Rateable Value

The current Rateable Value of the subjects is £292,000. All parties should make their own enquiries.

### VAT

All prices quoted are exclusive of VAT.

## Terms

The unit is currently leased until 15 February 2044, with a Tenant break option in February 2034. The current passing rental is £445,900 per annum. The subject are available by way of sublease or assignment.

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