

Tailored To Your Requirements

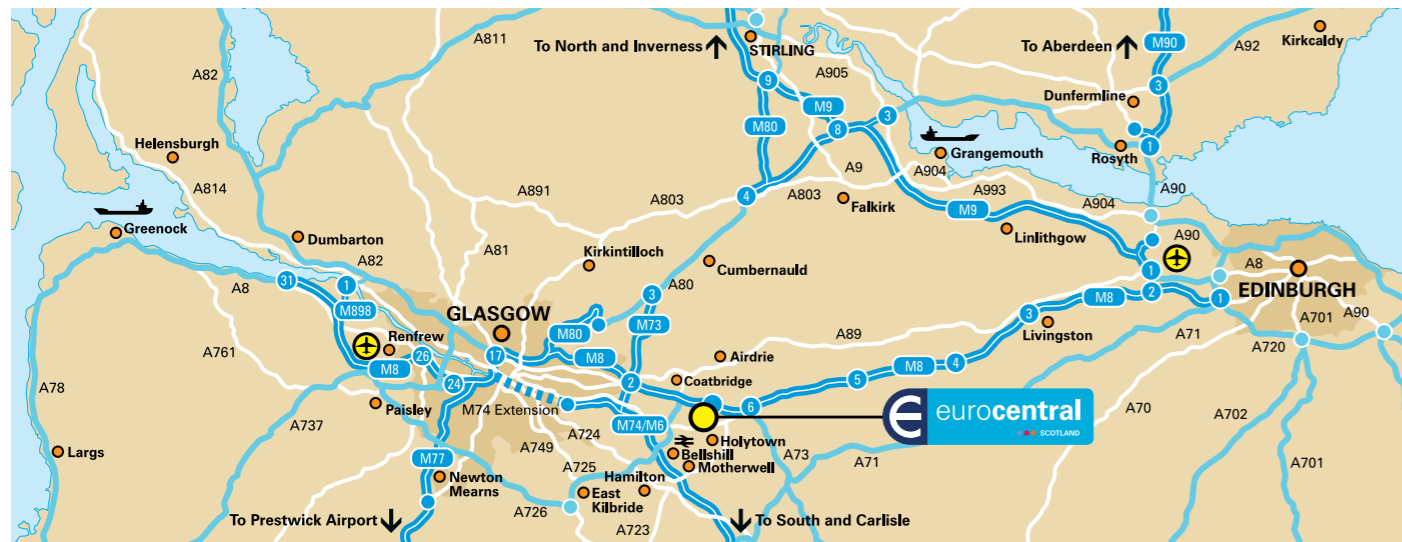


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Eurocentral is Scotland's premier business location and combines a prime distribution and industrial hub with a high quality business park environment. The park, extending to over 650 acres, has proven highly successful and is now well established, with many high profile companies in occupation.

location



Eurocentral is located immediately adjacent to the main A8/M8 Glasgow to Edinburgh Road. The Eurocentral diamond interchange provides immediate access to and from the motorway and three miles to the west lies Baillieston Interchange linking the M8, M74/M6 and M73 motorways.

drive times

TOWN	MILES	TIME
Glasgow	11	14 mins
Edinburgh	31	31 mins
Aberdeen	146	3 hours
Inverness	176	3hrs 45 mins
Manchester	209	3hrs 45 mins
Birmingham	288	5 hours
London	403	7 hours

Both Glasgow and Edinburgh International Airports can be reached within 30 minutes and the air freight terminal at Prestwick is within a one hour drive. Container ports are located at Greenock and Grangemouth and are accessible within a one hour drive.

Eurocentral is also the location of Scotland's first Eurofreight Terminal, operated by DB Schenker Rail (UK) Ltd, which provides rail services throughout the UK and Europe.

www.rail.dbschenker.co.uk



for further information

strategic partners



Muse Developments
Telephone 0141 433 0141
www.eurocentral.co.uk

Misdescriptions Act 1967 and Property Misdescriptions Act 1991
These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of the description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering in to any contract.

PUBLICATION DATE June 2010

Printed on environmentally friendly paper



built
for you

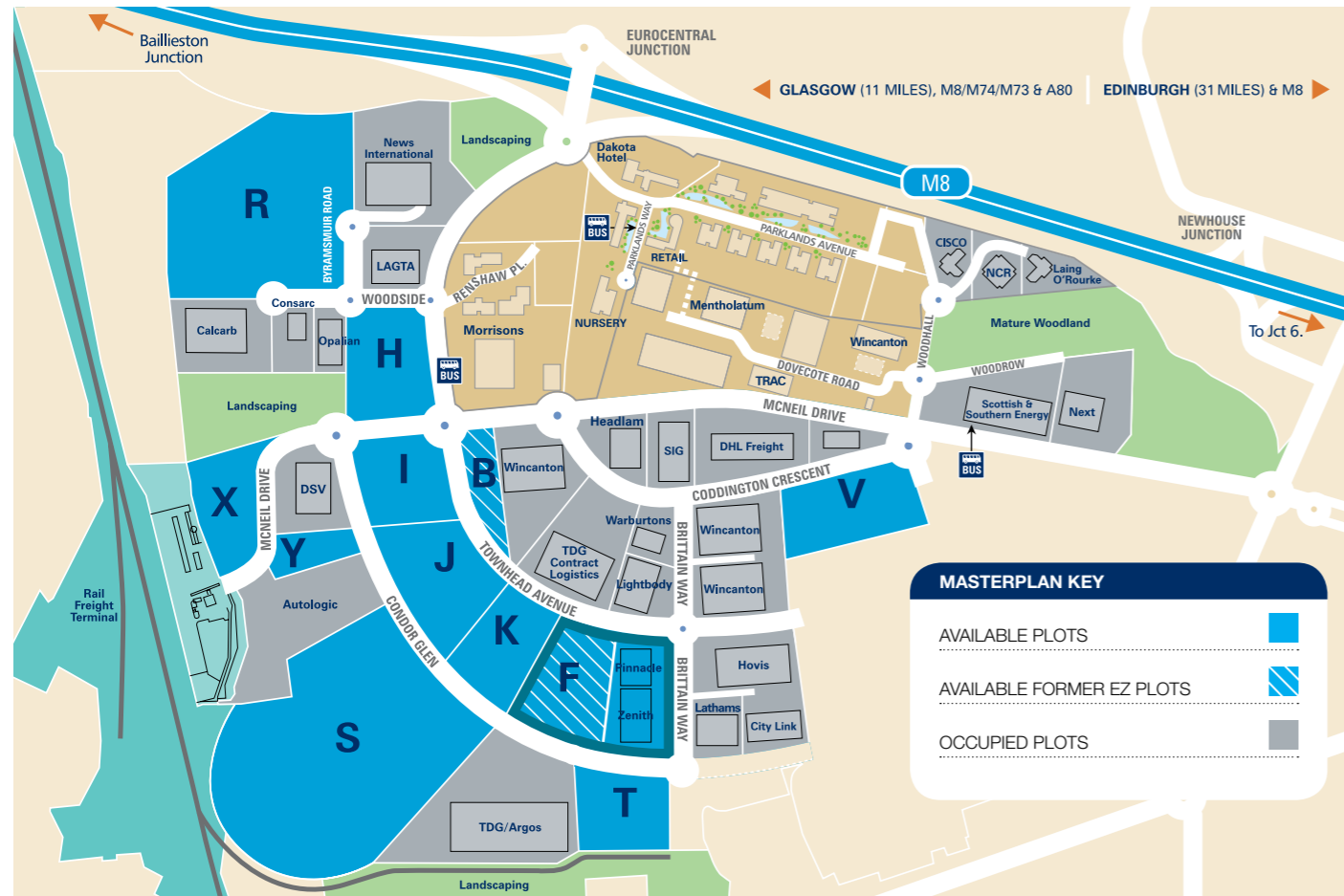
Design and build, lease or purchase packages available from 1,858 sq m up to 46,451 sq m (20,000 - 500,000 sq ft)



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masterplan



Eurocentral Partnership has a track record of delivering purpose built production/distribution property to meet the needs of business in an evolving world. Recent examples include facilities for Sheffield Insulations Group, The Ossian Group and Warburtons. A highly experienced design team is available to convert a brief outline requirement into a detailed solution, with a full proposal, budget and terms available within two weeks from initial discussions.

Our experience ensures that the facilities are provided on a highly cost effective basis and will be value engineered. All of the plots are fully serviced, ready for immediate development. To date most buildings have been completed within 26 weeks from receipt of planning.

The completed properties may either be leased or purchased. Please contact either of the retained agents in order to receive a free confidential proposal including layout drawings, development programme, specification and financial terms.

available plots



PLOT B	1.04 hectares	(2.6 acres)
PLOT F	3.43 hectares	(8.5 acres)
PLOT H	3.38 hectares	(8.3 acres)
PLOT I	3.15 hectares	(7.8 acres)
PLOT J	4.78 hectares	(11.8 acres)
PLOT K	2.83 hectares	(7.0 acres)
PLOT R	9.71 hectares	(24.0 acres)
PLOT S	16.19 hectares	(40.0 acres)
PLOT T	2.32 hectares	(5.74 acres)
PLOT V	2.83 hectares	(7.0 acres)
PLOT X	2.45 hectares	(6.0 acres)
PLOT Y	1.21 hectares	(3.0 acres)

occupiers



Take a virtual tour of Eurocentral at www.eurocentral.co.uk/dp/ec_tour.html

case study

warburtons

Size of Facility
20,088 sq ft including over 2,000 sq ft of office accommodation

Doors
Twelve 'dock leveller' access doors in a range of sizes to accommodate a variety of vehicles from double-decker articulated lorries to vans.

Work started on site on 17th September 2007, only two weeks after the completion of the legal agreement.

The building was completed within its 30 week

programme and handed over on 14th April 2008 within the agreed cost budget.

Founded in 1876, Warburtons is the UK's largest independent baking business with 13 bakeries and 11 depots in locations across the UK.

On opening the new facility Brett Warburton, Executive Director said:

"The new 20,000 sq ft Eurocentral depot will allow us to add 40 new delivery routes to the 55 already serviced from our Bellshill plant and create a number of new jobs over the next few years."



testimonial 01

hovis

"The company is very pleased with the outcome. "We have a demanding schedule to meet, so finishing the building on time is a great help to us."

David Slater
Group Property Manager of Premier Foods

testimonial 02

sheffield insulations group

"I am delighted with our new premises at Eurocentral which is the ideal location for our company. EPL's Design Team worked with us to develop a new divisional office and distribution centre for Central Scotland of which we are very proud and that has increased the efficiency of our distribution process."

Walter Johnstone
Divisional Director, Sheffield Insulations