



SevenFourEight IndustrialSpace

Ravensraig Motherwell



What is SevenFourEight?



SevenFourEight is Scotland's newest production and logistics location. Extending to over 80 acres at the heart of Ravenscraig, Motherwell.

SevenFourEight is part of the wider Ravenscraig development comprising around 4,300 new homes with two new schools, two hotels, 31,000 sq m of civic space, a new town centre with 48,000 sq m of retail and leisure space, up to 94,000 sq m of business and industrial space, major parkland areas and a new transport network linking the M74 and M8.

SustainableSpace

WorkSpace

IndustrialSpace

HomeSpace

RetailSpace

LearningSpace

ActiveSpace

Scotland's newest production and logistics location

Where is SevenFourEight?

SevenFourEight is situated in one of the most accessible parts of Scotland, with over two thirds of Scotland's population within 90 minutes' drive time. Located in North Lanarkshire, at the heart of Scotland's Central Belt, Ravenscraig borders the existing towns of Wishaw and Motherwell, which combined have a population of over 60,000.

Lanarkshire boasts a thriving network of new and historic towns and villages, many of the country's top tourist attractions, including a World Heritage Site, and some of the world's biggest firms.

SevenFourEight is ready to welcome occupiers following completion of a new distributor road linking with the existing, established park infrastructure and the creation of serviced development plots. Motorway connectivity is excellent. The M74 lies 3 miles to the West and the M8 3.5 miles to the North. The location will be further enhanced through a City Deal project which will deliver a reduced drive time to the M74 and therefore Ravenscraig will become the premier and southernmost linkage between the M74 and M8 motorways.

Public transport to the site is excellent with two train stations in close proximity as well as regular bus services through the park as well as walkways and cycle ways linking into Motherwell Town Centre.

The site has been masterplanned to provide a variety of business, retail, leisure and residential opportunities to create a new settlement rather than just a business park. It is a location that fulfils the brief of being a place to live, work and play. Ravenscraig is already home to New Lanarkshire College as well as the superb Regional Sports Facility which provides indoor and outdoor facilities. Over 1,000 homes have been built with a further 3,300 to be delivered over the next few years.





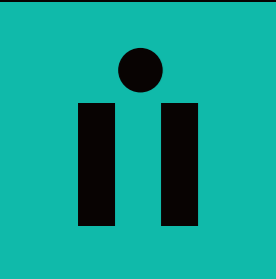
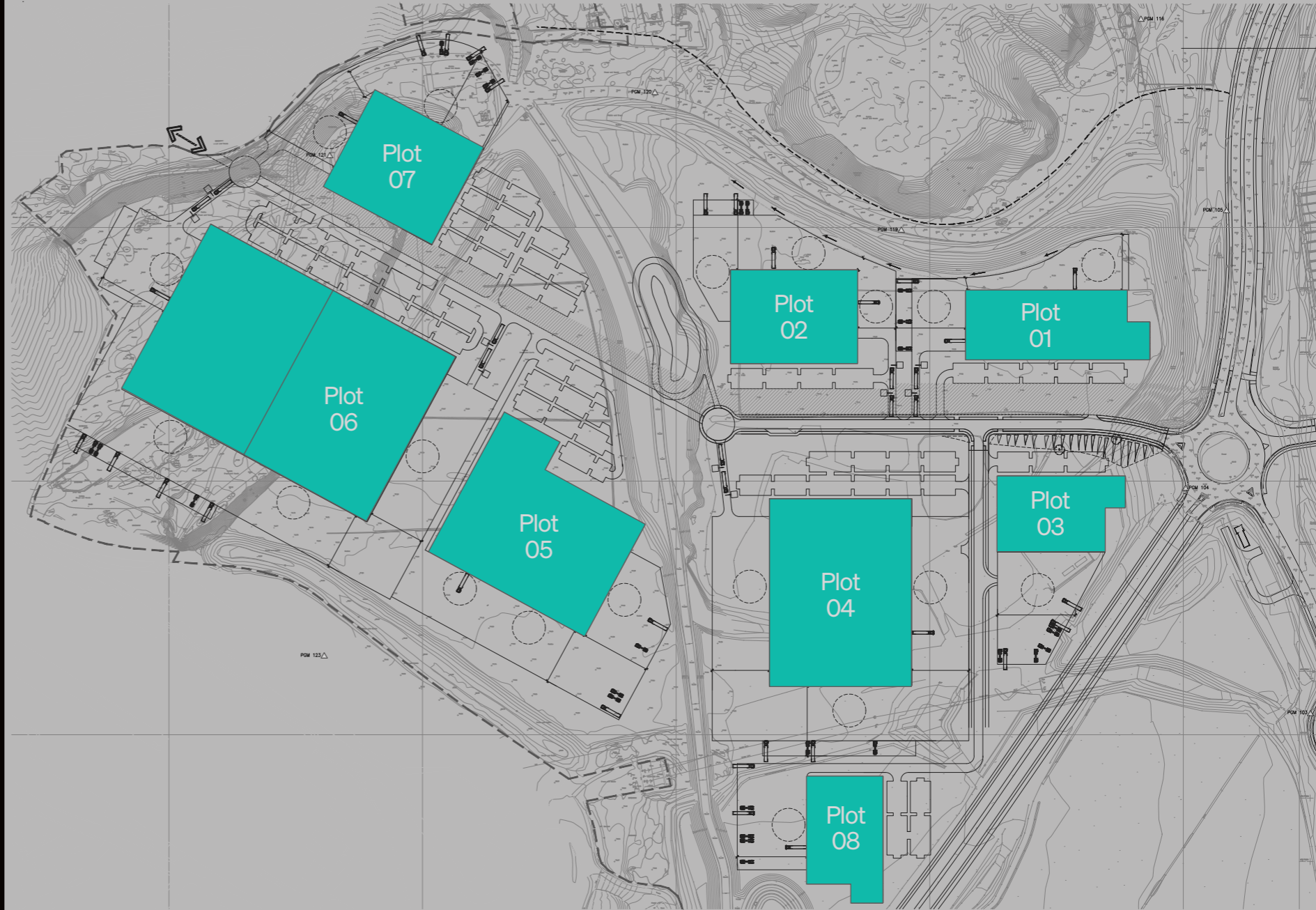
SevenFourEight at Ravenscraig is Scotland's newest production and logistics location. Extending to over 80 acres at the heart of Ravenscraig, the site is capable of accommodating a single user of up to 1 million sq ft or multiple occupiers from as little as 5,000 sq ft.

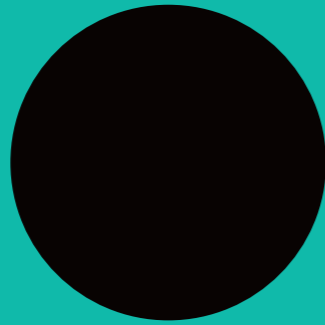
SevenFourEight will be an attractive location for business – for investors, occupiers and employees. A high quality industrial warehouse estate will provide up to 107,000 sq m (1,150,000 sq ft) of business and industrial space providing units up to circa 1 million sq ft. This will feature a wide range of flexible accommodation to suit a diverse range of large and small businesses. Plots are available for immediate development. The industrial and warehouse areas will benefit from a catchment population of 70,000 on completion of the scheme, and fast access to Scotland's two main motorways – M74 and M8. With two thirds of Scotland's population within 90 minutes' of the site, it is a perfect location for distribution and service companies to locate.

Masterplan

The masterplan to the right shows the potential layout for the industrial warehouse estate.

Plot 01	87,000 sq ft / 5 Acres, 2 Hectares
Plot 02	84,000 sq ft / 5.3 Acres, 2.1 Hectares
Plot 03	64,000 sq ft / 4 Acres, 1.6 Hectares
Plot 04	188,000 sq ft / 12.5 Acres, 5.1 Hectares
Plot 05	178,000 sq ft / 10.1 Acres, 4.1 Hectares
Plot 06	368,000 sq ft / 18.2 Acres, 7.4 Hectares
Plot 07	95,000 sq ft / 7.8 Acres, 3.2 Hectares
Plot 08	63,000 sq ft / 4.4 Acres, 1.8 Hectares





The experienced development team is ready to take detailed briefs to provide development solutions either for onward lease or on a turnkey sale basis. SevenFourEight has full planning support and is considered as a strategic employment location and is therefore eligible for all available grant assistance.

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