



**VIDEO
TOUR**
>>>

SECURE INDUSTRIAL YARD SPACE

- EXCELLENT CONNECTIVITY TO M8/
M73/M74 MOTORWAY NETWORK
AND BEYOND
- IN CLOSE PROXIMITY TO EUROCENTRAL
AND EURO FREIGHT TERMINAL
- HARD STANDING YARD APPROX. 2 ACRES
- AVAILABLE IN WHOLE OR IN PART
- RENTAL : UPON APPLICATION

TO LET

JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ

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**SHEPHERD**
COMMERCIAL

LOCATION

The subjects benefit from excellent means of connectivity, being located a short distance to the South West of Junction 5, off the M8 Motorway on Calderhead Road, on the northern periphery of Shotts. Junction 5 provides direct access to the B7057 off the M8 motorway which in turn provides direct access to Calderhead Road. The subjects are located in a long-established industrial location, with surrounding commercial occupiers to include Tyers Life UK Ltd, GRS Gadgets Limited, CPA Engineered Solutions Ltd, Cooper Bros Shotts.

Junction 5, M8 Business Park lies approximately 25 miles East of Glasgow and 20 miles West from Edinburgh and is only a short distance from the main Lanarkshire towns of Airdrie, Coatbridge, Motherwell and Bellshill. The Euro Freight Terminal at Eurocentral is located within 15 minutes drive time.

DESCRIPTION

The subjects comprise a secure yard that provides around 3 acres (1.214 Hectares) or thereby of excellent quality, hard standing concrete surface with other areas being part rolled hardcore. The site benefits from palisade fencing and lighting columns throughout. Means of water and electricity services are also available should these be required.

The business park acts as a substantial warehouse and distribution hub and has recently undergone a series of refurbishment works throughout.

TERMS/RENT

The subjects are available in whole or in part depending on the ingoing occupiers requirement. Rental information can be provided upon application.

RATING

The subjects will need to be reassessed by the local rating department upon entry.

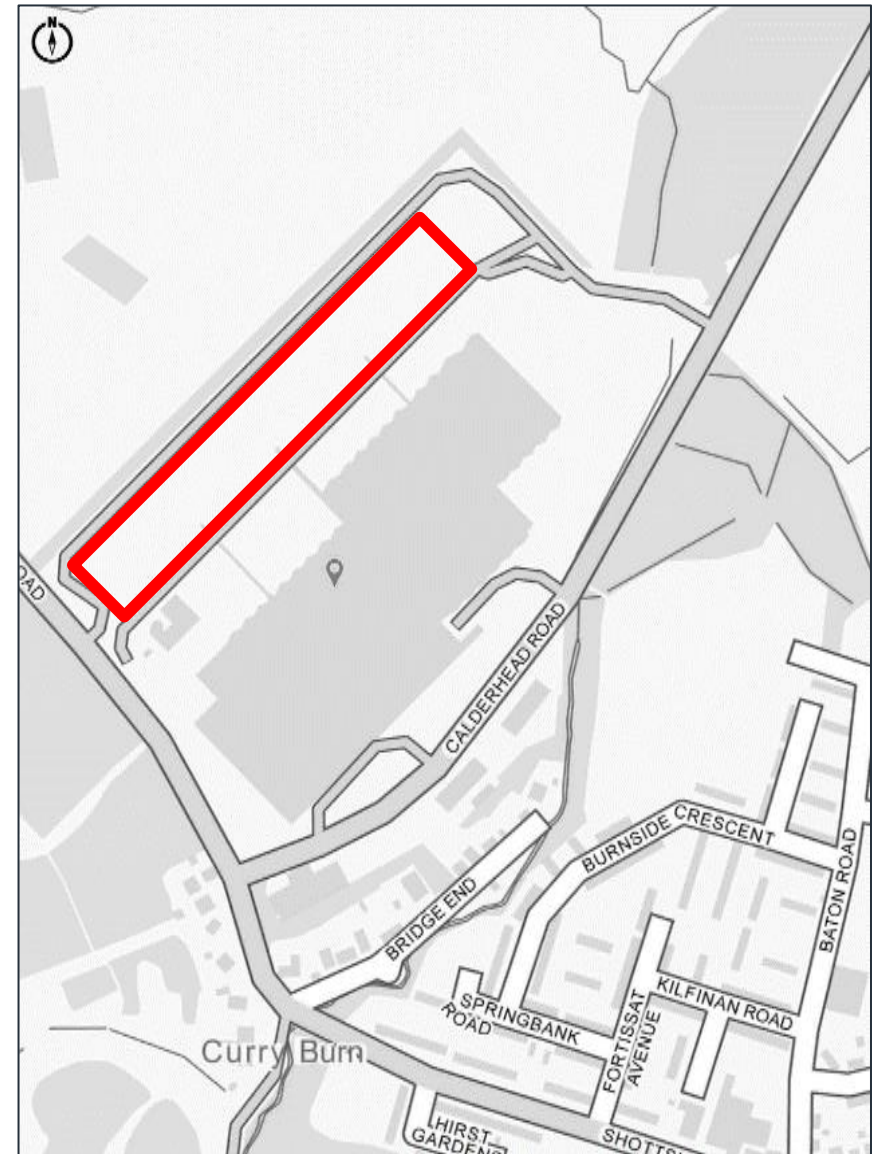
LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

We calculate the secure yard area to extend to 5.77 Acres or thereby via Promap online mapping software.







← M8 Motorway →

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: AUGUST 2023**