

PRELIMINARY DETAILS PRIME LOCATED INDUSTRIAL UNITS WITH SECURE YARD

UNITS 1-4, BLOCK 10, NEWHOUSE INDUSTRIAL ESTATE, NEWHOUSE, ML1 5RX

TO LET
7,266 to 29,834 SQ FT
REFURBISHMENT COMMENCING SHORTLY



0141 226 1000

www2.colliers.com/en-GB/Services/Industrial-Logistics

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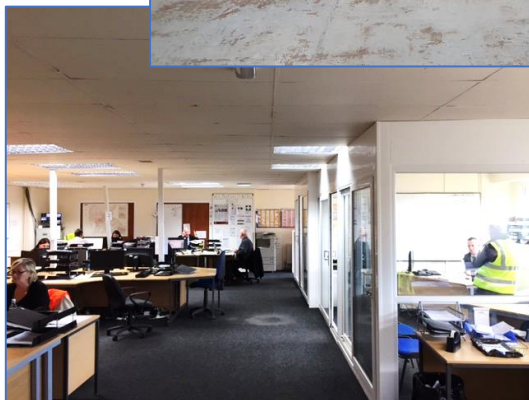
Grant Scrimgeour

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- Highly prominent fronting M8 motorway
- Strategic location on M8 corridor between Edinburgh and Glasgow
- Accessed from Junctions 6 and J6A of M8
- Adjacent to Eurocentral – Scotland's premier distribution location
- Variety of size combinations available
- Large secure yard



LOCATION

The property is located on Howden Avenue within Newhouse Industrial Estate, Newhouse, North Lanarkshire and benefits from frontage on to the recently upgraded M8 motorway.

Newhouse lies approximately 14 miles east of Glasgow, 32 miles west of Edinburgh City Centre and 4 miles north east of Motherwell.

Newhouse occupies a strategic location on the M8 industrial corridor with J6A (Chapelhall), J6 (Newhouse) and J7 of the M8 motorway (Eurocentral) all within a 1 minute drive. J5 (Raith) of the M74 is approximately 4 miles west via the A725 with the M73 approximately 6 miles west via the Baillieston Interchange.

Occupiers within the estate include; **Honeywell, Volvo, UPS, WH Malcolm and Ryder**. Newhouse is also home to The Co-op and Brakes' Scottish Distribution Centres. Scotland's premier distribution Park, Eurocentral is also located nearby, providing testament to the area's strategic industrial location.

DESCRIPTION

The premises comprise a terrace of 4 industrial units of steel frame construction with brick and profile metal clad elevations under a concrete cement roof. Generally, the specification consists of:

Warehouse

- Minimum height of 3.68m to the underside of steel truss
- Concrete floor
- Painted brickwork walls
- Fluorescent strip lighting (LED in part)
- 1 Electrically operated ground level loading door per unit (h: 3.2m w: 3.05m)
- Male and Female WCs
- Gas Fired Warehouse heating in Units 2 & 3

Offices

- Offices in Units 2, 3 & 4 generally built with demountable partitioning
- Tea prep area & Canteen within unit 3
- Painted plasterboard walls
- Carpet tile floors
- Suspended ceilings with florescent lighting
- Heating
- Double glazed aluminium framed windows to front

Externally, there is a tarmac yard to the rear secured by means of steel palisade fencing with 2 sets of double steel entrance/exit gates. On street parking is provided to the front of building.

ACCOMMODATION

	SQ FT
UNIT 1	7,485
UNIT 2	7,597
UNIT 3	7,486
UNIT 4	7,266
TOTAL	29,834 approx.

The units can be combined to meet occupiers' specific size requirements from 7,266 to 29,834 sq ft

RATEABLE VALUE

We understand that the property is entered into the Valuation Roll as one entry follows:

NAV/RV £78,500 (with effect from 1 April 2017)

All rating enquiries should be made directly to Lanarkshire Assessors Department - T: 01698 476078



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TERMS

The property is available on the basis of a new Full Repairing and Insuring lease for a duration to be agreed between the parties.

RENT

From £4.25 per sq ft per annum.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. In the normal manner, the incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration fees.

VAT

All prices, premiums, rents, etc. are quoted exclusive of VAT.

EPC RATING

Available upon request.

VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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