

TO LET

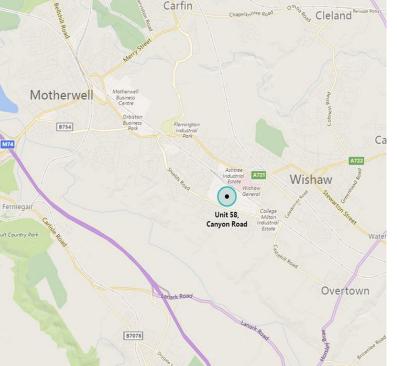
UNIT 58 CANYON ROAD

EXCELSIOR PARK, WISHAW, ML2 0EG



- Fully Refurbished
- 6m Eaves Height
- Clear Span Warehouse / Production Area
- Integral Two Storey Office Accommodation
- 5m high x 3m wide Loading Door
- Established Industrial Location

REFURBISHED INDUSTRIAL UNIT 5,417 sq ft (503 sq m)





TRAVEL DISTANCE

Miles	Mins	Walk
2.5	7	Car
17	25	Car
17	32	Train
33	68	Car
	17 17	17 25 17 32

UNIT 58 CANYON ROAD

EXCELSIOR PARK, WISHAW



DESCRIPTION

Unit 58 Canyon Road is a mid-terraced unit measuring 5,417 sq ft (503 sq m).

The unit is constructed of steel portal frame with brickwork and blockwork to lower levels and profiled metal cladding above.

Internally the unit includes a two storey office and benefits from 3 phase electricity and mains gas supply to the ceiling mounted space heaters within the production area.

SPECIFICATION

- · Fully Refurbished
- 6m Eaves Height
- Clear Span Warehouse / Production Area
- Integral Two Storey Office Accommodation
- 5m high by 3m wide Loading Door
- · Secured shared yard and parking

EPC

The EPC rating on the unit D57. A copy of the EPC Certificate is available upon request.

TERMS

There are a range of flexible leasing options available.

LOCATION

Unit 58 Canyon Road is located on Excelsior Park within the wider and established Netherton Industrial Estate. Access to the estate is taken from the B754 Netherton Road and is just a 5 minute drive from Wishaw Town Centre. The town of Wishaw is located in North Lanarkshire and lies approximately 17 miles to the South East of Glasgow and 33 miles to the West of Edinburgh.

The town also benefits from excellent communication links, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73. The motorway network in the immediate vicinity has recently undergone substantial improvement works which has brought significant improvements to traffic flow. Consequently, Glasgow City Centre is now within 25 minutes drive from the property. Nearby occupiers include, Screwfix, Tool Station, City Plumbing, Howdens and Keyline.

VIEWING / FURTHER INFO

To arrange a viewing please contact one of the letting agents





Whittle Jones - Suite 5A, Earls Court, Earls Gate Business Park, Grangemouth FK3 8ZE

MISREPRESENTATION ACT: Whittle Jones and their joint agents (if applicable) on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessees shall not rely on such information which is given on condition that any intending purchasers or lessees shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones or their joint agents (if applicable) has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. May 2019.