



**TO LET**

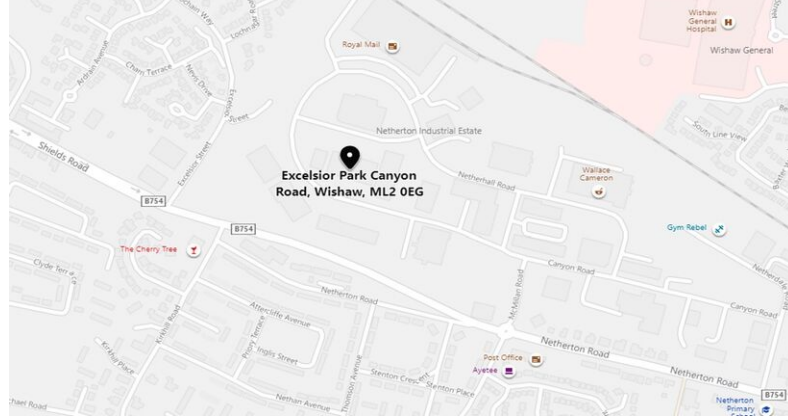
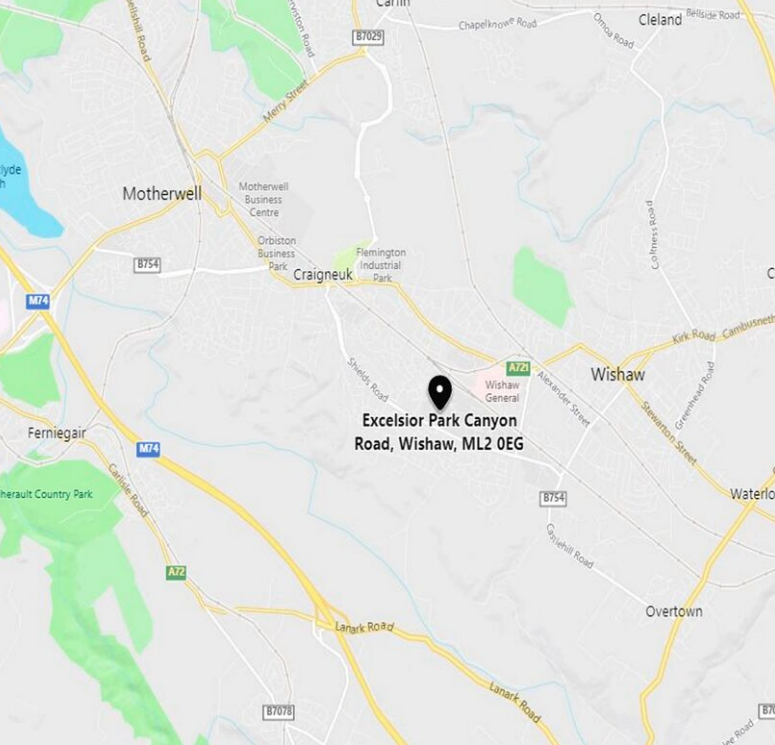
# UNIT 1D EXCELSIOR PARK

CANYON ROAD, WISHAW, ML2 0EG



- Prominent unit surrounded by trade counter properties
- Established industrial location
- Shared service yard
- Customer parking at the front of the property
- Feature glazing at entrance
- Minimum eaves height 6.0m

**MODERN INDUSTRIAL UNIT**  
**5,128 sq ft (476 sq m)**



## TRAVEL DISTANCE

Location	Miles	Mins	Walk
Motherwell	2.5	7	Car
Glasgow	17	25	Car
Glasgow	17	32	Train
Edinburgh	33	68	Car

Source: theAA.com

# UNITS 1D, EXCELSIOR PARK

## CANYON ROAD, WISHAW



## DESCRIPTION

The unit forms part of a modern terrace and is of steel portal frame construction. The roof is of profiled cladding incorporating daylight panels. The minimum eaves height is 6m and floors throughout are of reinforced concrete. The unit is served by a vehicle access loading door at the rear of the property with access to a shared yard area. The unit features glazed entrances to the front where there is also customer car parking.

This modern mid terraced unit measures 5,128 sq ft.

## SPECIFICATION

- Feature glazed entrances
- Minimum eaves height 6m
- Rear shared yard / loading area
- Parking to the front of the units

## EPC

The EPC rating for the unit is D - 51.

A copy of the Certificate and Recommendations Report is available upon request.

## LOCATION

The unit is situated on the popular Excelsior Park estate which is located within Nethererton Industrial Estate, and accessed via the B754 Nethererton Road. The estate is a five minute drive from Wishaw Town Centre and surrounded by considerable existing and modern residential development.

Wishaw is located within North Lanarkshire, approximately 17 miles south east of Glasgow and 33 miles west of Edinburgh. The town benefits from excellent communication link, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73.

## TERMS

There are a range of flexible leasing options available, which can be discussed with either of the lettings agents.

## VIEWING / FURTHER INFO

To arrange a viewing, or to obtain further information, please contact either of the letting agents noted below.



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

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