

**TO LET**



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# **UNIT 2, EXCELSIOR PARK 1**

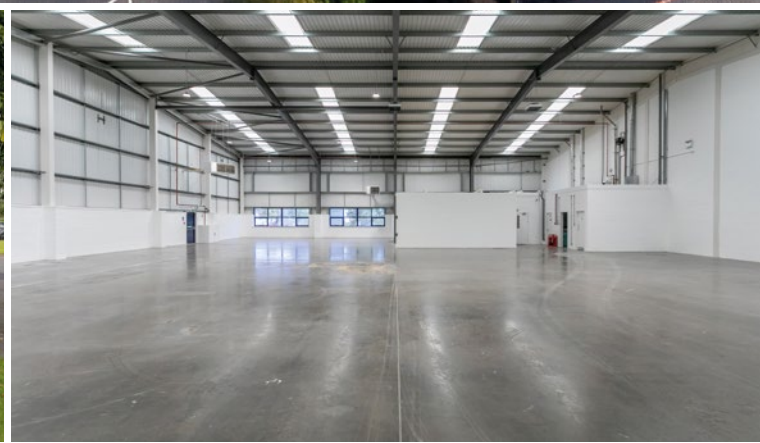
**77B CANYON ROAD, WISHAW, ML2 0EG**

**HIGH QUALITY INDUSTRIAL  
UNIT WITH SHARED YARD**

**10,033 SQ FT (932.10 SQ M)**

[www.excelsiorpark.co.uk](http://www.excelsiorpark.co.uk)





# UNIT 2, EXCELSIOR PARK 1

## 77B CANYON ROAD, WISHAW, ML2 0EG

### DESCRIPTION

The property is a modern, high quality, semi-detached warehouse unit extending to a gross internal area of approximately 10,033 sq ft (932.10 sq m) including office / ancillary accommodation. The property sits within an attractive landscaped environment and is visible from Nethererton Road which is a main arterial route. The property is suitable for storage, manufacturing and trade counter use.

The unit itself is of steel portal frame construction with a clear span pitched roof incorporating translucent roof panels. Internally there is a screeded concrete floor, sodium high bay lighting and a vehicular level access door on to the secure concrete surfaced yard to the rear.

### SPECIFICATION

- Minimum 6m eaves height
- Two electrically operated vehicular access doors
- Good quality office / ancillary accommodation
- Secure concrete surfaced yard to the rear approx 0.3 acres
- 16 dedicated parking spaces to the front



### TRAVEL DISTANCES

	Miles	Mins	
Motherwell	2.5	7	
Glasgow	17	25	
Glasgow	17	32	
Livingston	27	38	
Edinburgh	33	45	
Edinburgh	33	68	

### EPC

The EPC rating on the unit is F91. A copy of the EPC certificate is available upon request.

### BUSINESS RATES

The property has a Rateable Value of £43,500. The estimated rates payable for 2020/21 equates to £21,663.

### TERMS / RENTS / OTHER CHARGES

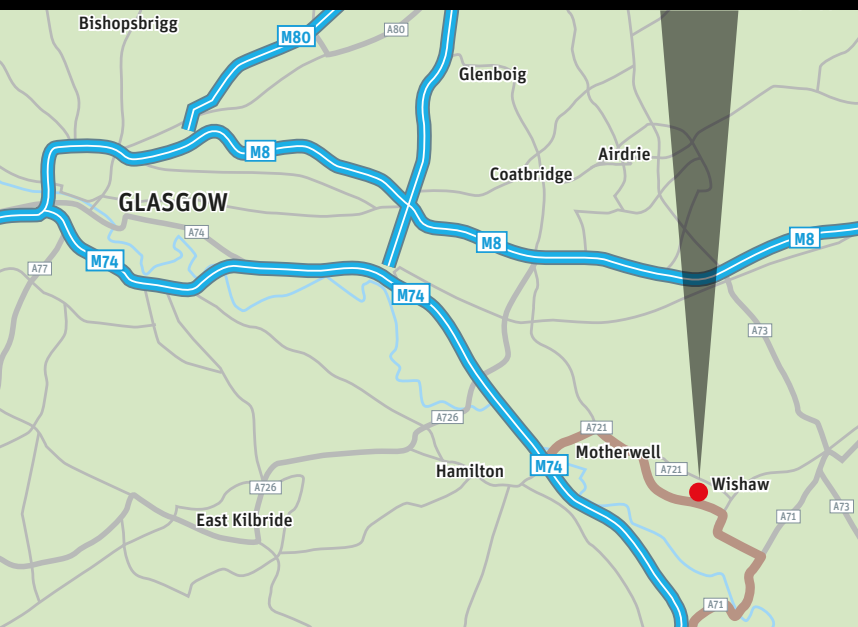
The unit is available on standard full repairing and insuring lease terms at a competitive rent. Details of the rent and other charges are available on request from the letting agents. All figures quoted are exclusive of, and will be subject to, VAT at the prevailing rate.





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### LOCATION

The unit is located on the popular Excelsior Park within Netherton Industrial Estate, which is accessed via the B754 Netherton Road. The estate is a five minute drive from Wishaw Town Centre and surrounded by considerable existing and modern residential development. Originally developed as an Enterprise Zone, Excelsior Park has grown into a well-established Industrial and Trade Counter location.

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 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:

- Royal Mail
- Dulux
- City Plumbing
- Screwfix
- Howdens
- and the NHS amongst many others.

### GOOD PUBLIC TRANSPORT LINKS



### EXCELLENT NEARBY AMENITIES



### VIEWING

To arrange a viewing please contact one of our letting agents.



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