

UK, MOTHERWELL



EUROCENTRAL 145

25 CODDINGTON CRESCENT, NORTH LANARKSHIRE

149,643 SQ FT (13,902 SQ M)
PRIME LOGISTICS WAREHOUSE
AVAILABLE Q2 2022 TO LET
SAT NAV: ML1 4YF



EUROCENTRAL 145

A self-contained detached logistics warehouse with extensive yard and parking in Scotland's premier distribution location. Eurocentral is a modern and accessible commercial hub strategically located to provide excellent road, rail and air links. It is home to many high-profile occupiers and provides over seven million sq ft of commercial space along with its own rail freight terminal and boutique hotel.



DEMOGRAPHICS



16.4% are employed in manufacturing, transportation and storage, 3.5% higher than the UK average.



The hourly earnings of North Lanarkshire residents is 2% less than the UK average.



219,100 working age population, 2% higher than the UK average.



12,899,626 people live within a 4.5 hour HGV drive time.

Source: Drive Time Maps, Nomis

The property offers modern warehouse accommodation with ancillary offices arranged over 2 floors. The property is of steel portal frame construction set out in two bays with metal composite double skin pitched roof and concrete floor. The property has 2m high perimeter blockwork walls and double skin composite profile clad elevations.

Adjoining occupiers include:






EXCELLENT ACCESS TO MOTORWAY NETWORK



ACCOMMODATION

EUROCENTRAL 145	sq ft	sq m
Warehouse/Production	127,725	11,173
Ground Floor Office	7,348	683
First Floor Office	7,348	683
Mezzanine	7,222	671
Total	149,643	13,902
Vehicle Workshop	3,105	288
Gatehouse	248	23

KEY

-  Entrance gates
-  Unit space
-  Car parking
-  Level loading door

FULL ADDRESS

MOTHERWELL 138
25 Coddington Crescent, Eurocentral
North Lanarkshire
ML1 4YF



SPECIFICATION



Secure site with gatehouse



50 Kn/m2 floor loading



EPC

EPC E rating



180 car parking spaces



10 dock and 1 level access doors



10m eaves height



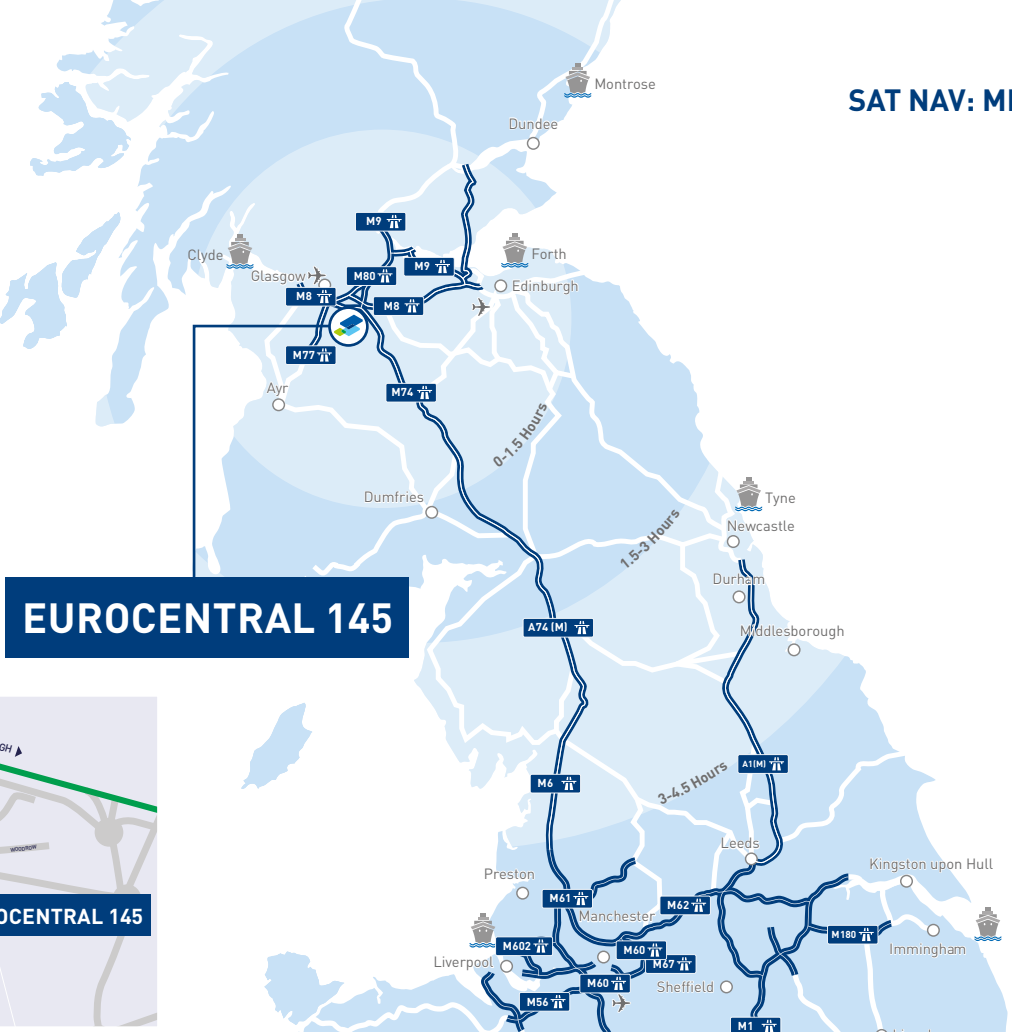
2 storey offices



Integrated sprinkler system

PRIME LOGISTICS LOCATION

Eurocentral 145 is located just 13 miles from Glasgow and 35 miles from Edinburgh. It offers excellent access to the national motorway network, situated immediately next to the M8 motorway and just 5 miles from the M74, M73 and M80. Eurocentral has its own rail freight terminal providing both domestic and European links while Edinburgh and Glasgow airports are both within a 30 minute drive time.



EUROCENTRAL 145



M8 : 1 MILES, 3 MINUTES
M73 : 5.5 MILES, 7 MINUTES
M74 : 6 MILES, 10 MINUTES
M80 : 10.9 MILES, 12 MINUTES

CLOSE PROXIMITY TO **GLASGOW CITY CENTRE**, ONLY **13.1 MILES, 18 MINUTES**

DRIVE TIME TO **GLASGOW AIRPORT** IS **21.8 MILES, 22 MINUTES**

GB RAILFREIGHT MOSSEND 2.6 MILES, 7 MINUTES
HOLYTOWN MAINLINE STATION 2.7 MILES, 5 MINUTES

CLYDE PORT 37 MILES, 45 MINUTES
FORTH PORT 28.8 MILES, 32 MINUTES

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