

LEGBRANNOCK ROAD **NEWHOUSE**

ML1 5SZ

INDUSTRIAL & LOGISTICS DEVELOPMENT OPPORTUNITY

- Full site extending to 43 acres
- Full planning achieved for 301,900 sq ft industrial and logistics warehouse on 19 acres of site



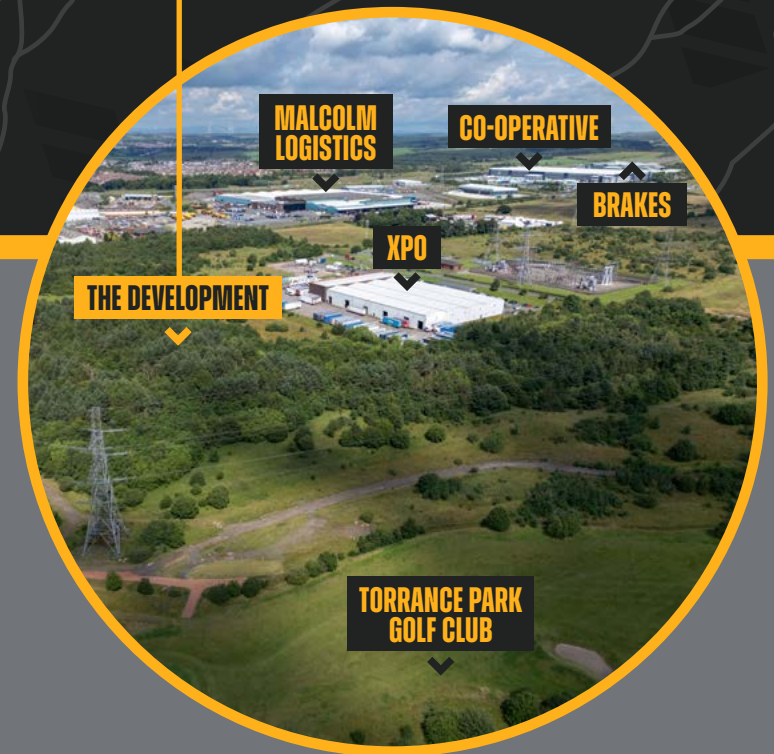
FOR SALE

LEGBRANNOCK ROAD NEWHOUSE



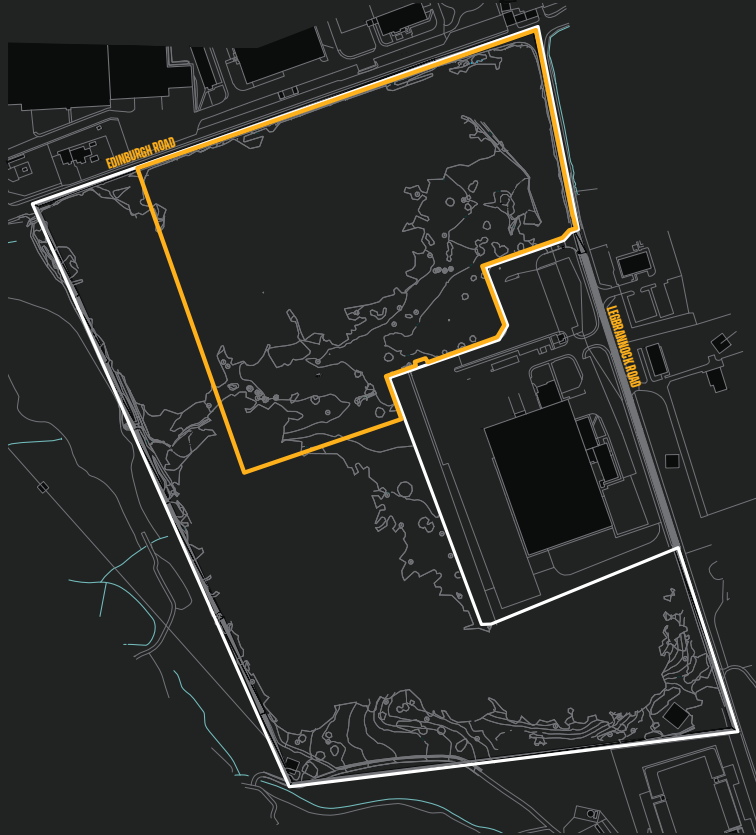
LOCATION

- The development site benefits from excellent means of connectivity; being located immediately south of Newhouse Industrial Estate, and accessed via Junction 6 and 6A along the M8. The site is in close proximity to Scotland's prime distribution centre, Eurocentral. The central location along the M8 corridor allows for efficient distribution to the remainder of Scotland and wider UK network.
- The site lies approximately 15 miles east of Glasgow and 30 miles west of Edinburgh. Both Glasgow and Edinburgh Airport are within a 35-minute drive. The Euro Freight Terminal is located within only a 5-minute drive time.
- The site fronts onto Legbrannock Road to the east and Edinburgh Road to the north, with the south of the site surrounding the current XPO Logistics facility on Legbrannock Road. Newhouse Industrial Estate is well established industrial location and its location has attracted several high profile occupiers, including Co-op, Brakes, UPS, Honeywell and XPO Logistics.



ACCOMMODATION

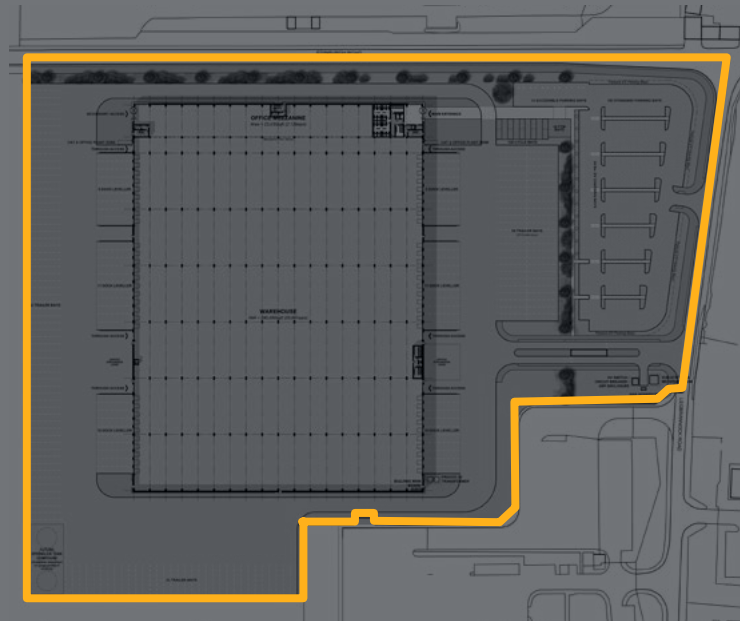
JLL are pleased to deliver to the market a prime industrial development opportunity which extends to 43 acres. The below image illustrates the site plan:



Within this site, 19 acres has been earmarked for a 301,900 sq ft industrial and logistics warehouse, with full planning achieved. Planning Permission was granted by North Lanarkshire Council in August 2023 for a major Class 5/6 employment development with ancillary Class 4 office accommodation and associated landscaping, SUDS, access and parking (Ref: 22/00815/FUL).



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The proposed unit is shown here and is outlined in orange within the site plan opposite.

Interested parties are advised to speak to North Lanarkshire regarding any alternations to the proposed plans.

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OFFERS

Offers are invited for part and whole of the site. Interested parties should register their interest with the sole selling agents at an early stage in order to be kept advised of any potential closing date which may be set. Please note that our client is not obliged to accept the highest or indeed any offer submitted for the site.

FURTHER INFORMATION

Access to site investigations, coal mining reports, title information, planning documents and topographical surveys are available upon request from the sole selling agents .

VAT

The site is VAT elected and will be payable on the transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs for any transaction. The purchaser will be responsible for LBTT, registration due and VAT.

CONTACT



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