

# To Let / For Sale

## Newhouse- Development Land, Legbrannock Cottage, Legbrannock Road, Motherwell, ML1 5SZ

1 to 39 Acres

- Superb development opportunity
- Prime industrial location
- Excellent communication links
- M8 corridor and close proximity to eurocentral



Prime Site To Let/For Sale

Prime industrial development land in close proximity to Newhouse Industrial Estate and Eurocentral

## Location

The subjects benefit from excellent means of connectivity; being located immediately south of Newhouse Industrial Estate, and accessed via Junction 6 and 6A along the M8. The property 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 a very well established industrial location and its location has attracted prolific storage and distribution occupiers, including; Co-op, Brakes, UPS, Malcolm Logistics and XPO Logistics.

The property lies approximately 15 miles east of Glasgow and 30 miles west of Edinburgh. The Euro Freight Terminal is located within only a 5 minute drive time.

## Viewings

Should you wish to arrange a viewing please do not hesitate to get in touch with one of the marketing agents.

## EPC

This property has been graded as EPC exempt - No building present.

## Business Rates

Upon Enquiry

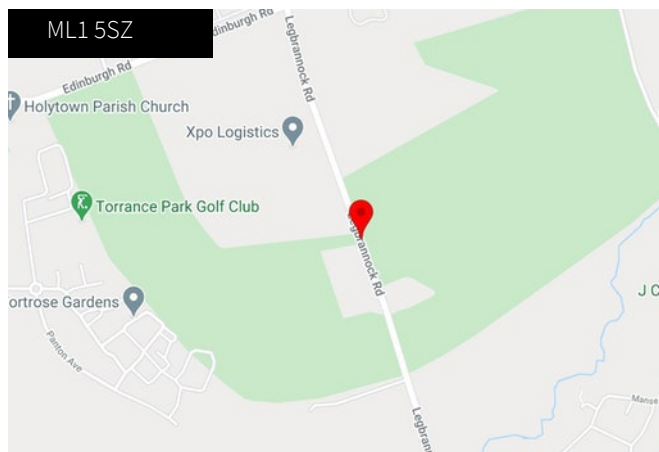
## Planning

The site is currently designated as 'Green Belt' within the North Lanarkshire Local Development Plan.

The vendor is currently making enquiries to North Lanarkshire Council with regard to future development potential for the development site.

## Enquiries

For all enquiries please make contact with the agents listed, and they will be happy to provide you with more detailed marketing information.



## Viewing & Further Information

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