

56 CANYON ROAD, ML2 0EG, INDUSTRIAL, TO LET, 11,003 SQ FT

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Matalan
A721
King George V Park
University Hospital Wishaw
Scottish Distribution Centre Royal Mail Group
Lanarkshire Indoor Bowling Club
Netherhall Rd
Arnold Clark rwell Motorstore
Screwfix Wishaw
The Cherry Tree
NETHERTON INDUSTRIAL ESTATE
NETHERTON
Kirkhill Rd
Netherton St
Italian Job Fish & Chips Wishaw
J & W Carp
thm 'N' Booze
Nethan Ave
Thomson Ave
Carbarns Rd
Saffron Cres
Netherton Rd
Old Manse Rd
Anderson George & Son
Carbarns

Summary

- Fully Refurbished
- Good quality office / ancillary accommodation
- Dedicated parking
- Secure concrete surfaced yard approx. 0.3 acres
- Prominent from the main arterial route

11,003sq ft

DESCRIPTION

Canyon Road is one of the original developments on Excelsior Park, comprising of 6 warehouse units split into two terraced blocks totalling 41,000 sq ft. The units are constructed of steel portal frame with brickwork and blockwork to lower levels and profiled metal cladding above. Internally each unit benefits from two storey in-span office and ancillary accommodation, and 3 phase electricity.

LOCATION

Canyon Road is located on Excelsior Park within the wider and established Netherton Industrial Estate. Access to the estate is taken from the B754 Netherton Road and is just a 5 minute drive from Wishaw Town Centre. The town is located in North Lanarkshire and lies approximately 17 miles to the south east of Glasgow and 33 miles to the west of Edinburgh. The town also 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.





SERVICE CHARGE

£3,081 per annum

ACCOMMODATION

	GROSS INTERNAL FLOOR AREA		
NAME	**SQ FT**	**SQ M**	**AVAILABILITY**
Unit - Industrial	11,000	1,021.93	Available
Total	**11,000**	**1,021.93**	





Contacts

For Further information please contact:

Sven Macaulay
Partner
07767310373
sven.macaulay@nmrk.com

Ronan Ross
Surveyor
0742 5477 716
ronan.ross@nmrk.com

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