

ON THE INSTRUCTIONS OF
»»»S Eddie Stobart

TO LET

PINNACLE

**6 BRITTAIN WAY, EUROCENTRAL,
MOTHERWELL, ML1 4XJ**

PRIME MODERN WAREHOUSE AND DISTRIBUTION FACILITY

**67,689 SQ FT (6,288 SQ M) APPROX
INC. 20,000 SQ.FT (185 SQ.M) TEMPERATURE CONTROLLED**



LOCATION

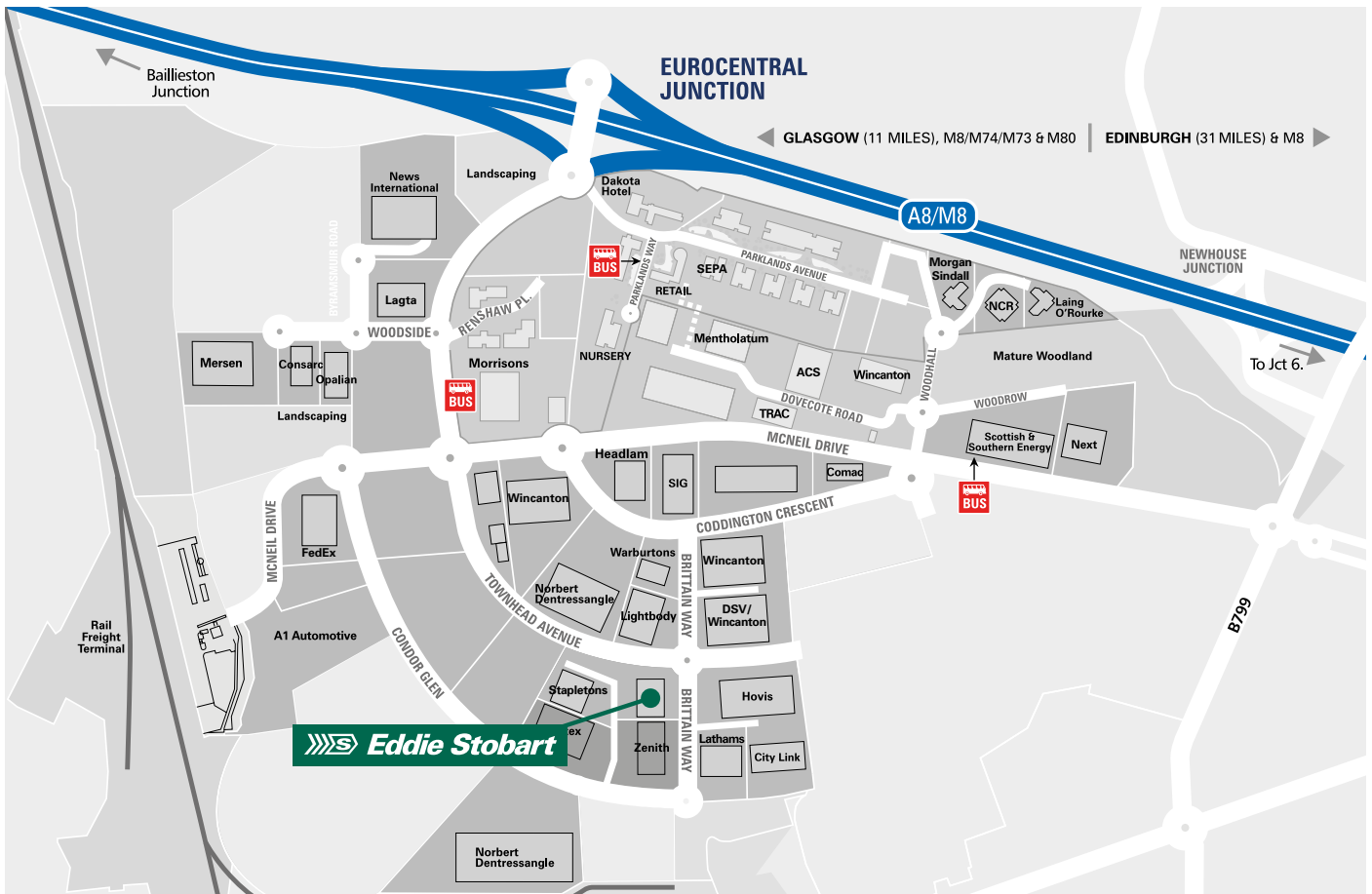
Eurocentral is the premier distribution hub for central Scotland located 11 miles to the east of Glasgow and 31 miles west of Edinburgh.

It lies adjacent to Junction 7 of the M8 motorway, the main central motorway linking east to west and 2 miles from Junction 7a of the M8, the main intersection with the M74 and M73 motorways providing access south joining the M6 to the south (Junction 5 M74).

Eurocentral is a well-established logistic hub with on-site rail freight terminal operated by DB Schenker. Occupiers within the estate include DHL, XPO Logistics, Sheffield Insulation Group, Amazon, News International, Wincanton and Scottish and Southern Energy. Lidl have recently concluded the acquisition of a 50 acre development site in order to construct a new 600,000 sq ft Scottish distribution centre.

TRAVEL TIMES

Glasgow	11 miles	14 mins
Glasgow Airport	22 miles	22 mins
Edinburgh Airport	28 miles	39 mins
Port of Grangemouth	29 miles	44 mins
Edinburgh	31 miles	31 mins
Port of Rosyth	36 miles	45 mins
Port of Greenock	36 miles	48 mins
Aberdeen	146 miles	3 hours
Inverness	176 miles	3 hours 45 mins
Manchester	209 miles	3 hours 45 mins
Liverpool	220 miles	3 hours 45 mins
Birmingham	288 miles	4 hours 45 mins
London	403 miles	7 hours



DESCRIPTION

The subjects comprise a modern self-contained warehouse with dedicated staff and visitor car parking to the front of the property, to the rear there is a concrete fully serviced and secure delivery yard together with additional lorry car parking.

There is office accommodation and staff welfare located at ground and first floor levels.

SPECIFICATION

- 12 metre eaves height
- 18 dock level loading doors
- 2 ground level access doors
- 50 kN/m² floor loading
- 50 metre deep yard
- High bay warehousing lighting
- 32 car parking spaces
- 20,000 sq ft temperature controlled/chill area
- 24/7 access
- CCTV



ACCOMMODATION

	Sq ft	Sq m
Ground Floor Warehouse	65,752	6,108
First Floor Offices	1,937	180
Total	67,689	6,288

RATEABLE VALUE

The subjects are currently in the valuation roll as a warehouse with a current rateable value of £409,000 per annum.

EPC

EPC rating "B".

PLANNING

The property has planning for Class 5 (general industrial) and Class 6 (storage and distribution) uses under The Town and Country Planning (Use Classes) (Scotland) Order 1997.

VAT

VAT will be payable on the rental and all other costs associated with the property.

TERMS

The subjects are available on an assignment or sub-lease, further terms on request.





Eddie Stobart

KEY OCCUPIERS

- | | | |
|---------------------------------|--------------------------|------------------|
| 1. Eddie Stobart - The Property | 7. Wincanton | 13. Nagal |
| 2. Amazon | 8. Headlam Group Plc | 14. Hermes |
| 3. Stapletons Tyres | 9. Sheffield Insulations | 15. Mentholatum |
| 4. XPO Logistics | 10. Trac | 16. ACS |
| 5. XPO Logistics | 11. Lagta | 17. Dakota Hotel |
| 6. Lightbody | 12. Newsprinters | |



VIEWING AND FURTHER INFORMATION

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