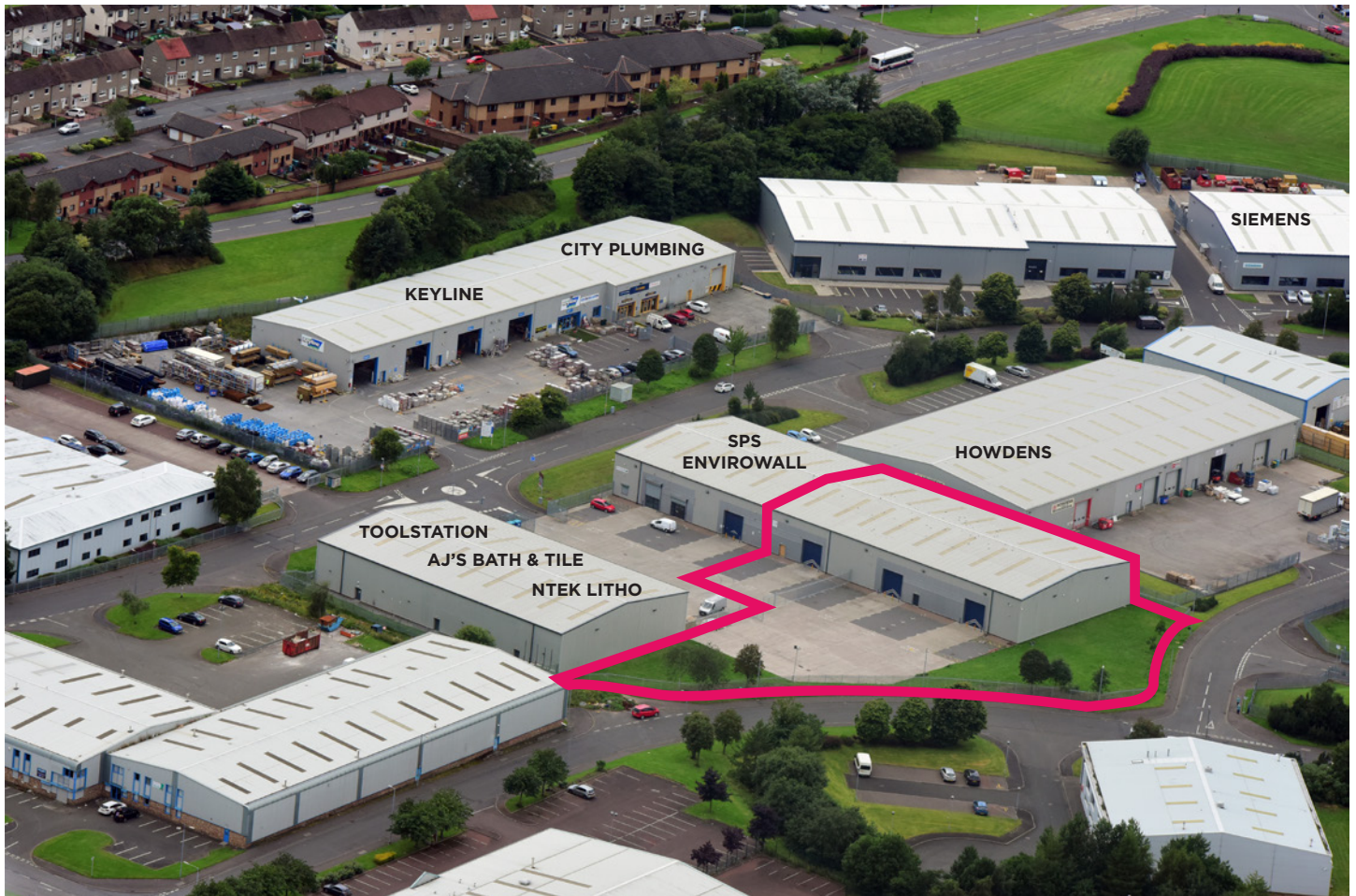


# TO LET

INDUSTRIAL / TRADE COUNTER UNITS  
5,000 – 15,560 SQ FT

BLOCK 1, CANYON ROAD, EXCELSIOR PARK, WISHAW, ML2 OEG



- 7.0M EAVES HEIGHT
- GENEROUS SECURE YARD
- 3X GROUND LEVEL VEHICULAR DOORS
- 3 PHASE POWER
- PARKING AND LOADING AREAS
- INSULATED CLADDING
- LED LIGHTING
- EXCELLENT TRANSPORT LINKS
- EPC RATING: C

## LOCATION

Wishaw is located within North Lanarkshire, 17 miles south east of Glasgow, 33 miles west of Edinburgh, 7 miles east of Hamilton and 5 miles south east of Motherwell. The town is strategically positioned between the M74 motorway and the A73, providing excellent access to the M73 and M8 motorways linking into the Central Belt of Scotland. Wishaw has a population of around 20,000 people with the wider North Lanarkshire catchment having a population of 327,000 people.

The property is situated within Excelsior Park which is accessed via the A721 (Glasgow Road) linking into the B754 Nethererton Road. The estate is a five minute drive south west of Wishaw town centre. The property is bounded by Canyon Road to the south and Netherhall Road to the north. In recent years, Excelsior Park has grown into a well established location represented by a number of high profile and national occupiers including Siemens, Royal Mail, Würth, NHS and Howden.

## DESCRIPTION

The property comprises a modern, high quality industrial/manufacturing building extending to 15,560 SQ FT however, can be split to provide units of 5,000 and 10,000 sq ft.

The salient features are as follows:

- 7.0m eaves height rising to 8.8m at apex
- Steel portal frame construction with profile metal insulated clad elevations & roof
- 3X Ground level vehicular doors (H: 4.36m, W: 4.0m)
- 3 Phase power
- Ability to provide offices
- Parking & loading areas
- Generous Secure Yard

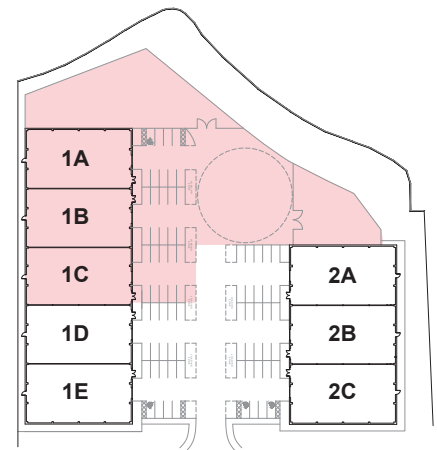


## ACCOMMODATION

We have calculated that the property has the following approximate gross internal floor areas:

**1A** 5,000 SQ FT  
**1B** 5,000 SQ FT  
**1C** 5,560 SQ FT  
**TOTAL 15,560 SQ FT**

The property can be split to accommodate requirements from 5,000 sq ft upwards.



**1D** SPS Envirowall Ltd  
**1E** SPS Envirowall Ltd  
**2A** NTEK Litho Ltd  
**2B** AJ'S Bath & Tile  
**2C** Toolstation

## RATEABLE VALUE

The property will require reassessment on occupation. The agents may be able to offer a rough guide.

## TENURE

The property is available to lease on Full Repairing and Insuring terms for a duration to be agreed between the parties.

## RENT

On application.



## VIEWING & FURTHER INFORMATION

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