



Kirkshaws Road, Coatbridge, ML5 4RP

- ▶ Prime industrial/logistics location
- ▶ New 22,152 sq ft unit can be tailored to requirements, with large yard
- ▶ Immediate access to M8, A8 and national motorway network

**NEW UNIT TO PRE LET, PRIOR TO COMPLETION  
FULL PLANNING CONSENT IN PLACE**



[M8industrialestate.co.uk](http://M8industrialestate.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS 



# LOCATION

- ▶ This area has benefited from significant infrastructure investment in recent years and is now one of the best connected locations in Scotland. The M8 Industrial Estate provides an unrivalled industrial location fronting onto the A8 and adjacent to the Kirkshaws Interchange, providing a four way access to the main local areas. The junction also provides a direct route to the M74, via the A725 providing access to the south of Glasgow and England.
- ▶ The Estate is a short distance to the new M8 motorway at Junction 7A providing direct routes to Glasgow and Edinburgh.
- ▶ The Baillieston Interchange lies 2 miles to the west of M8 Industrial Estate and is the main hub of the Scottish motorway network. Scotland's main motorways converge at this point, M8, M73 and M74 and will allow efficient distribution to Scotland as a whole.

# THE SITE

- ▶ The Estate as a whole provides a secure and pleasant working environment with good prominence to the A8 arterial route and Kirkshaws Road.
- ▶ A number of national and local occupiers are located within M8 Industrial Estate including Alliance Healthcare, Rentokil Initial, M Markovitz Builders Merchants, Eurocell, Plumbing Trade Supplies and Premier Paper.
- ▶ Fully serviced site with planning in place. The unit specifications and fitout can be tailored to incoming occupiers requirements.

## Programme

As the property already has detailed planning consent, we are able to deliver a building for an occupier's occupation within approximately 11 months of agreeing heads of terms.

## Terms

The units are available to let on an FRI lease on terms to be agreed.

## Planning Use

Use classes 4, 5 and 6.

**ALL OTHER  
UNITS ON  
SITE NOW  
FULLY LET**

KIRKSHAWS ROAD

**TO  
LET**

A8 GLASGOW AND EDINBURGH ROAD

# SPECIFICATION

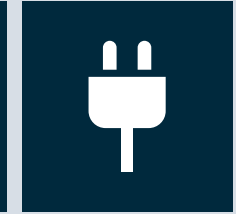
22,152 sq ft



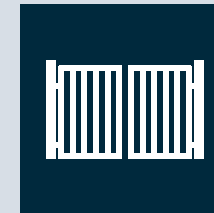
8m clear internal eaves height



37.5kN sq m floor loading



Electricity supply capacity 250kVA



Large secure dedicated yard - 31.3m depth



2 roller shutters/ dock levellers



Fully fitted 1st floor offices 1,400 sq ft or tailored to suit

**Full design package available on request.**

## GREEN CREDENTIALS

The scheme will ensure a decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

### The green initiatives include:

- ▶ Electric vehicle charging points
- ▶ Low air permeability design
- ▶ 15% warehouse roof lights increasing natural lighting
- ▶ High performance insulated cladding and roof materials
- ▶ Photovoltaic panels

# TRAVEL DISTANCES

M8 Industrial Estate, Kirkshaws Road, Coatbridge, ML5 4RP

## Road

J7A-M8	1 mile
Bellshill	2 miles
Hamilton	6 miles
Glasgow	11 miles
Stirling	25 miles
Edinburgh	38 miles

## Rail

Coatbridge Central	1.4 miles
To Glasgow	23 mins
To Edinburgh	59 mins

## Airport

Glasgow	20 miles
Edinburgh	29 miles



More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2023.