

PRIME LOGISTICS UNIT

AVAILABLE
FOR PRE-LET

AVAILABLE AS EITHER
202,361 SQ FT CROSS-
DOCK OR 231,424 SQ FT

SITE 1 A8 LOGISTICS PARK
GLASGOW EAST ML5 4UG



LOCATION

Coatbridge occupies a strategic location within central Scotland accessible from junctions 7 and 6a of the M8 motorway. The site is approximately 11 miles east of Glasgow city centre and 35 miles west of Edinburgh city centre, with easy access to all major trunk road routes.

Travel Distances



Glasgow and Edinburgh International airports are also within easy reach. Scotland's largest cargo port, at Grangemouth, is approximately 19 miles to the north.

S1 A8 Logistics Park to:

Eurocentral	1 mile
Mossend GB Railfreight	2 miles
Glasgow	8 miles
Edinburgh	32 miles
Glasgow Int'l Airport	20 miles
Forth Ports Grangemouth	25 miles
Edinburgh Airport	27 miles
Clydeport Greenock	35 miles
Prestwick Airport	41 miles
Dundee	78 miles
Aberdeen	142 miles
Inverness	165 miles



SITE	1	A8	LOGISTICS	PARK
GLASGOW	EAST	ML5	4UG	

DEVELOPMENT

A8 Logistics Park is a 40 acre distribution development, located on the A8 trunk road close to Eurocentral, in the heart of Scotland's central belt.



To the east of Glasgow's conurbation, the location is ideal for **24/7/365 logistics**.



The site is zoned for **Classes 4, 5 & 6** (i.e. B1, B2, B8) in the adopted North Lanarkshire Council Local Development Plan.



2 miles to the south is **Mossend International Railfreight Park**.



12,899,626 people live within a 4.5 hr HGV drive time.



The immediate area is a logistics hub – **9.9%** of the working population are **employed in transport and logistics** as opposed to 4.6% Scottish average.

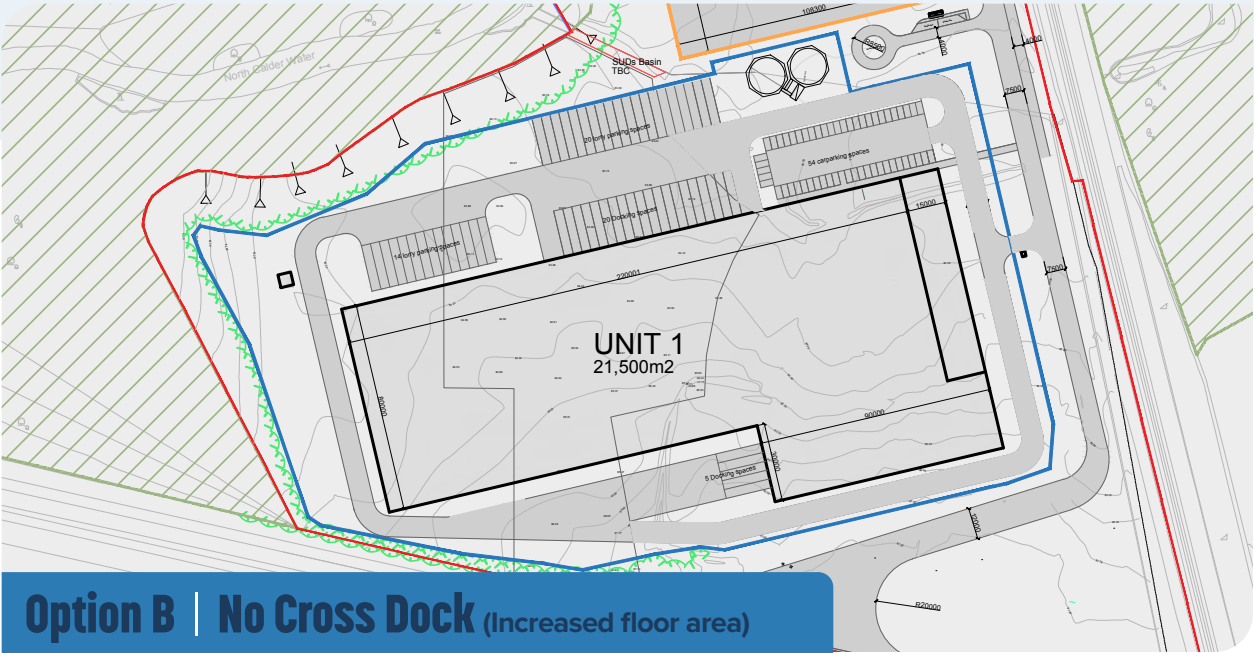
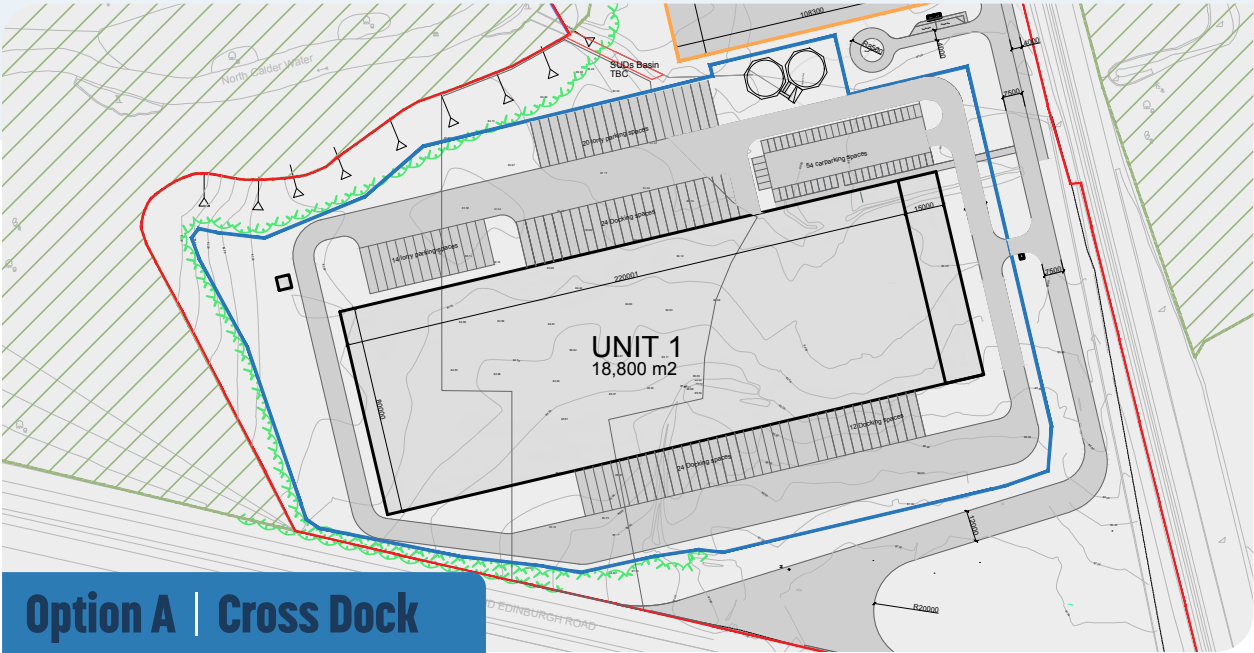
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SITE LAYOUT OPTIONS

Site 1 has two alternative layout options available



Option A | Cross Dock
20,2361 sq ft (18,800 sq m)

Option B | No Cross Dock (Increased floor area)
231,424 sq ft (21,500 sq m)

Warehouse	18,800 sq m / 202,361 sq ft
Main Office	940 sq m / 10,118 sq ft (5% of above)
Gatehouse	3 sq m / 32 sq ft
Total	19,743 sq m / 212,511 sq ft

Clear height	14.967m
No. of Dock Access Doors	60
No. of Level Access Doors	3
Minimum yard depth North	35.7m
Minimum yard depth South	36m
HGV Parking	34
Floor Loading	50kN/m²
Car Parking	54

Warehouse	21,500 sq m / 231,424 sq ft
Main Office	1,075 sq m / 11,571 sq ft (5% of above)
Gatehouse	3 sq m / 32 sq ft
Total	22,578 sq ft / 243,027 sq ft

Clear height	14.967m
No. of Dock Access Doors	25
No. of Level Access Doors	3
Minimum yard depth North	36.1m
Minimum yard depth South	17.5m
HGV Parking	34
Floor Loading	50kN/m²
Car Parking	54

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SPECIFICATION & SUSTAINABILITY



BREEAM rating
min. 'Excellent'



Sustainable Urban
Drainage Systems



EPC 'A+' rating



Water saving taps,
dual flush WCs



Electric vehicle
charging points



Materials designed to
meet the BRE Green
Guide to Specification
designation of 'long life'
with a sustainability
rating of 'A' (therefore
reducing the frequency
for maintenance and
need for replacement)



PV solar power
generation



LED lighting with PIR
movement control



High quality external
elevation materials

Offices



Grade A offices with air conditioning



Raised access floors



Metal tile suspended ceiling



Double height glazed reception area



Fitted kitchenette



8 person lift



Revolving entrance door and pass door

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Terms

Please contact the sole agents for further information:

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Ryden

The Developer

Roscco Properties is a Scottish property developer and investor with extensive expertise in the logistics sector.

www.rosccoproperties.co.uk

 **Roscco**
PROPERTIES



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