

# TO LET

## Substantial Storage and Distribution Warehouse

GIA: 6,428 Sqm (69,189 Sqft)

Excellent Connectivity To The M8 Motorway And Beyond

Yard Area: 0.41 Hectares (1.01 Acres)

Benefits From Minimum Eaves of 5.5m to 7.5m

Situated Within An Established Industrial Location

Benefits from 7 Dock Levelers

Rental: Upon Application



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Boundary Line for indicative purposes

**UNIT 5, JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ**

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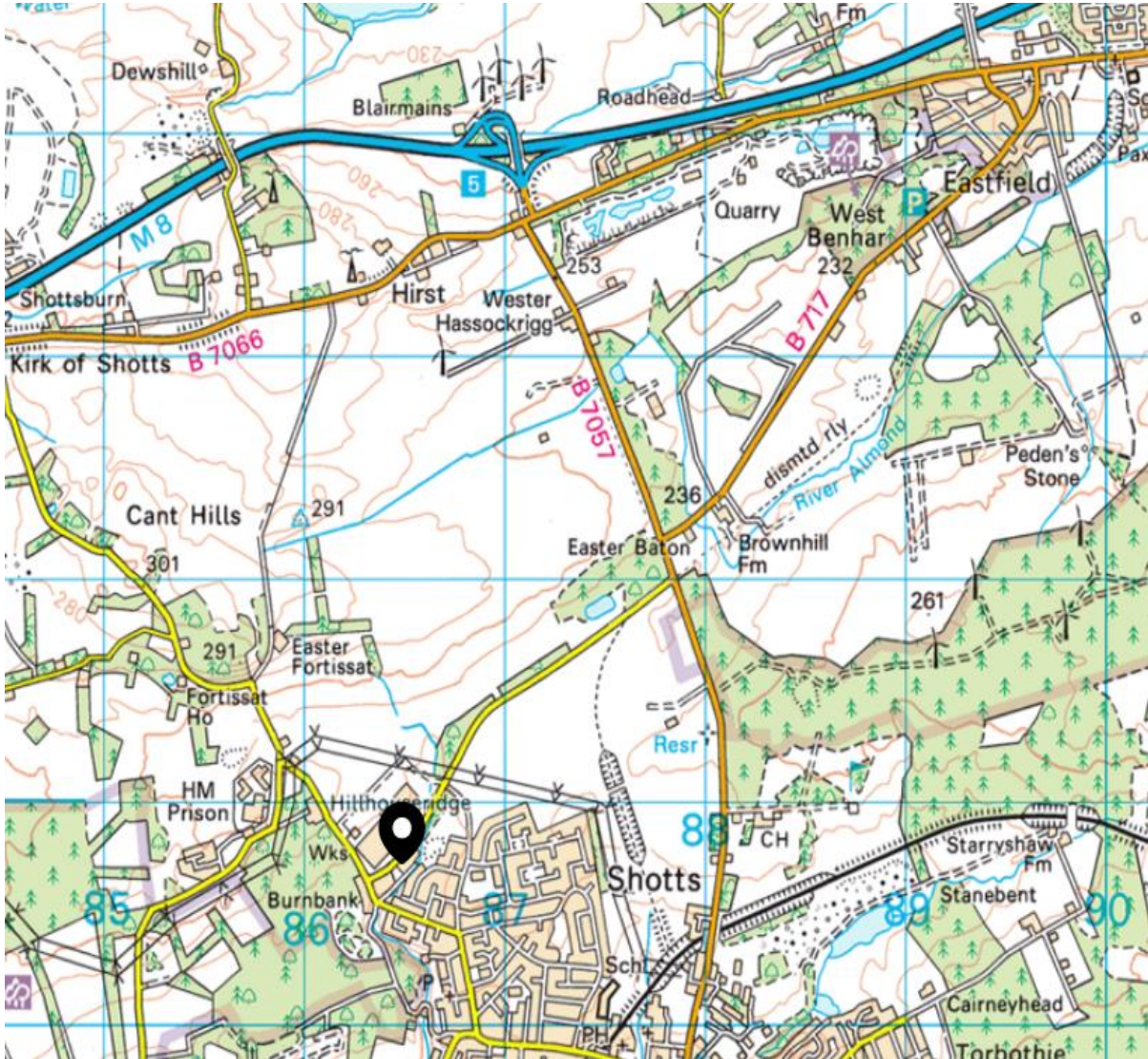






## Location

UNIT 5, JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ



The subjects are located in Shotts, approximately 25 miles east of Glasgow and 20 miles west of Edinburgh, forming part of North Lanarkshire's council district.

Shotts benefits from strong transport links with the M8 motorway being located nearby, providing access to both Glasgow and Edinburgh. Shotts Train Station, located approximately 1.5 miles from the subject property, provides frequent services into Glasgow Central Station and Edinburgh Waverly.

More specifically, the subjects occupy a prominent position within Junction 5, M8 Business Park which acts as one of North Lanarkshire's premier industrial locations. The surrounding area consist of commercial occupiers in include CPA Engineered Solutions Ltd, Cooper Bros Shotts and Drummonds Distribution.



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# Description

UNIT 5, JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ



The subjects comprise a substantial warehouse and distribution hub of steel portal frame construction with profiled aluminum cladding and pitched roof. The property benefits from various pedestrian entrances along with a number of vehicular roller shutter doors.

Internally, the subjects provide loading bays and access to the western projection of the property, with the rear incorporating a substantial warehouse section. Minimum eaves height in this section is 5.5m

There are 7 dock leveler loading bays in total with a minimum eaves height of 7.5m in the loading bays. The roof incorporates translucent panels with artificial lighting provided by sodium light fittings.

The property also benefits from a dedicated secured yard bounded by perimeter fencing and offers excellent quality hard standing concrete surface. This section extends across 1.01 acres.

	SQM	SQFT
Unit 5	6,428	69,189
TOTAL	6,428	69,189

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).





# Surrounding Occupiers

UNIT 5, JUNCTION 5, M8 BUSINESS PARK, CALDERHEAD ROAD, SHOTTS, ML7 4EQ







## RENTAL

### Upon Application

## PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any prospective tenant to satisfy themselves in this respect.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The prospective tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £98,500. The rate poundage for 2024/2025 is 49.8p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

Unless stated, all figures quoted are exclusive of VAT

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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