



TO LET

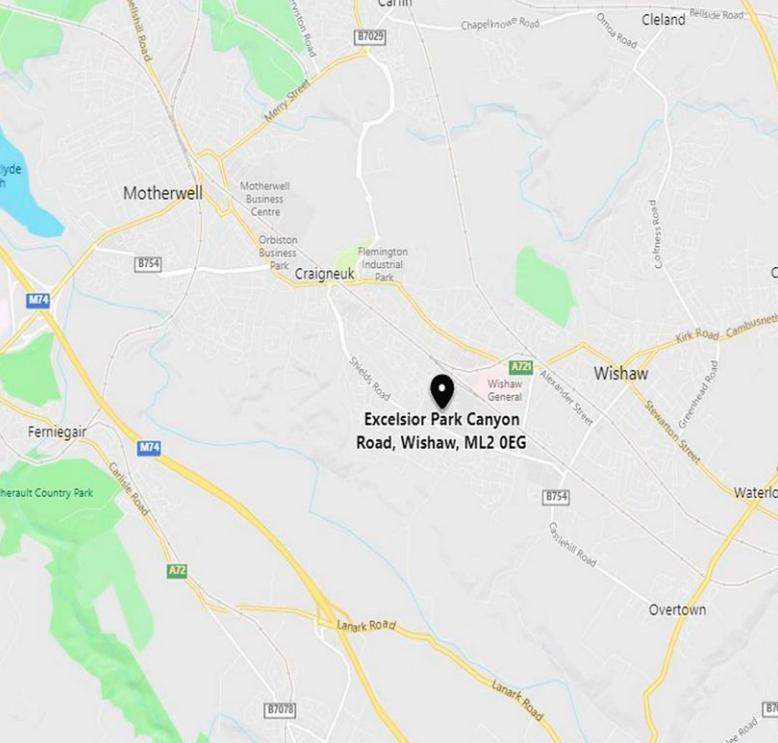
UNITS 1C & 1D EXCELSIOR PARK

CANYON ROAD, WISHAW, ML2 0EG



- Prominent units surrounded by trade counter operators
- Established industrial location
- Shared service yard
- Customer parking at the front of the property
- Feature glazing at entrance
- Minimum eaves height 6.0m

MODERN INDUSTRIAL UNITS
4,888 - 10,016 sq ft (455 - 930.52 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Walk
Motherwell	2.5	7	Car
Glasgow	17	25	Car
Glasgow	17	32	Train
Edinburgh	33	68	Car

Source: theAA.com

UNITS 1C & 1D, EXCELSIOR PARK

CANYON ROAD, WISHAW



DESCRIPTION

The units form part of a modern terrace and are of steel portal frame construction. The roof is of profiled cladding incorporating daylight panels. The minimum eaves height is 6m and floors throughout are of reinforced concrete. Each unit is served by a vehicle access loading door at the rear of the property with access to a shared yard area. Both units featured glazed entrances to the front where there is also customer car parking.

Unit 1C covers 4,888 sq ft, whilst unit 1D measures 5,128 sq ft. The units are available to let on their own or as a whole providing a total floor area of 10,016 sq ft.

SPECIFICATION

- Feature glazed entrances
- Minimum eaves height 6m
- Rear shared yard / loading area
- Parking to the front of the units

EPC

The EPC ratings on the available units are:

1C - D58

1D - D51

Copies of individual EPC's are available upon request.

LOCATION

The units are situated on the popular Excelsior Park estate which is located within Netherton Industrial Estate, and accessed via the B754 Netherton Road. The estate is a five minute drive from Wishaw Town Centre and surrounded by considerable existing and modern residential development.

Wishaw is located within North Lanarkshire, approximately 17 miles south east of Glasgow and 33 miles west of Edinburgh. The town benefits from excellent communication link, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73.

TERMS

There are a range of flexible leasing options available

VIEWING / FURTHER INFO

To arrange a viewing please contact one of the letting agents



Whittle Jones - Suite 5A, Earls Court, Earls Gate Business Park, Grangemouth FK3 8ZE

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