

VERTEX

AREA

12,002 sq m (129,183 sq ft)

> Modern Production and Distribution Facility

Features

- EPC "B" Rating
- BREEAM 'Good' Rating
- 11,676 sq m (125,677 sq ft) warehouse
- 326 sq m (3,506 sq ft) first floor including offices
- Cross docking options
- 50 metre deep yard
- 12 dock level and 2 ground level doors
- 12 metre eaves
- 50 kN/m² floor loadings
- High bay warehouse lighting
- 71 car parking spaces (can be increased)

Lease Terms

The property is available on a new full repairing and insuring lease basis. Full quoting terms are available from the joint letting agents.

TO
LET



reaching
new heights
at eurocentral



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Rates

Rateable value is £716,000.

Planning

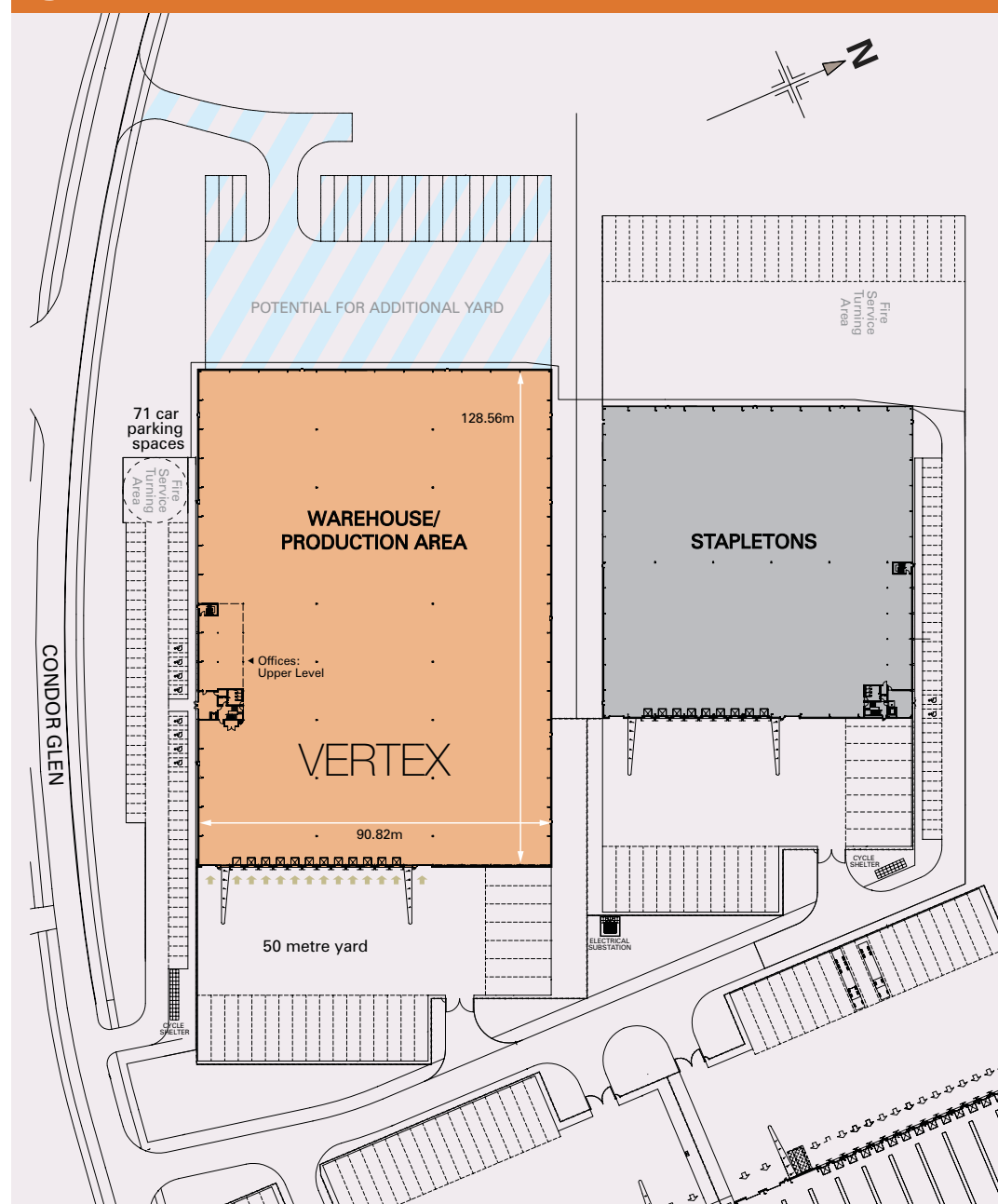
The property has planning consent for Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Timescales

The unit is available for immediate occupation.

Grant Availability

Eurocentral lies within an area qualifying for Tier 2, Regional Selective Assistance. Subject to meeting certain criteria occupiers could be eligible for a contribution of up to 15% of the capital investment made in establishing a new facility on the site. Further information is available from www.scottish-enterprise.com



for further information

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Misdescriptions Act 1967 and Property Misdescriptions Act 1991
These particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of the description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering in to any contract.

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