

**TO LET**



**NORTHERN TRUST**

[WWW.NTPROPERTIES.CO.UK](http://WWW.NTPROPERTIES.CO.UK)

**CANYON ROAD**

**EXCELSIOR PARK | WISHAW | ML2 0EG**

**TRADE COUNTER/INDUSTRIAL UNITS**

**5,388 - 11,003 SQ FT**

[www.excelsiorpark.co.uk](http://www.excelsiorpark.co.uk)

## DESCRIPTION

Canyon Road is one of the original developments on Excelsior Park, comprising of 6 warehouse units split into two terraced blocks totalling 41,000 sq ft. The units are constructed of steel portal frame with brickwork and blockwork to lower levels and profiled metal cladding above. Internally each unit benefits from two storey in-span office and ancillary accommodation, and 3 phase electricity.

## KEY FEATURES



**Office  
Accommodation**



**On-Site  
Car Parking**



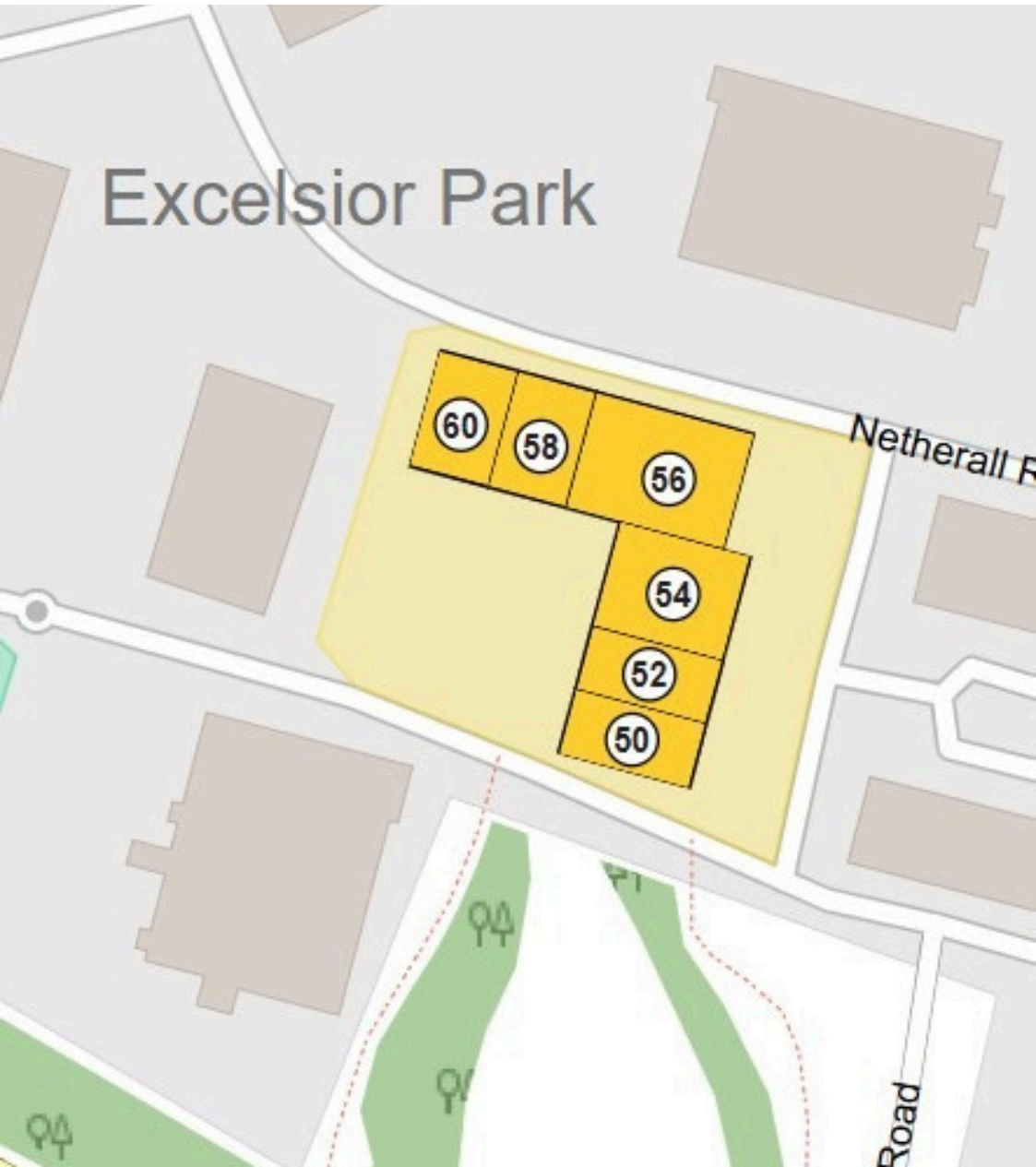
**3 Phase  
Electricity**

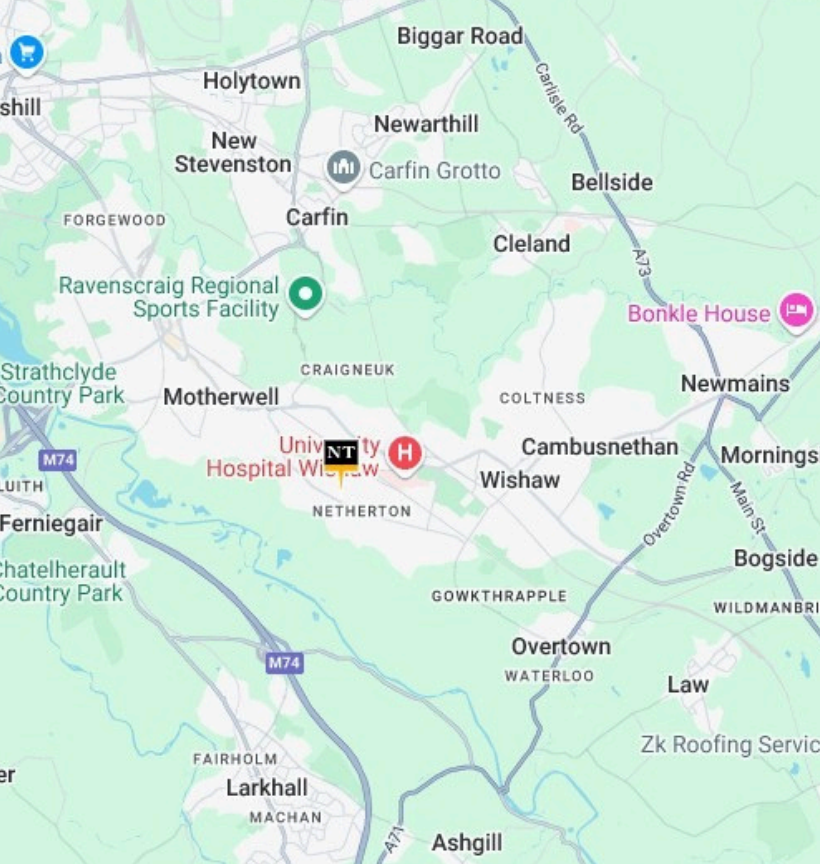


## SITE PLAN

For current availability please  
visit the dedicated website

[www.excelsiorpark.co.uk](http://www.excelsiorpark.co.uk)





## CANYON ROAD EXCELSIOR PARK | WISHAW | ML2 0EG

### LOCATION

Canyon Road is located on Excelsior Park within the wider and established Netherton Industrial Estate. Access to the estate is taken from the B754 Netherton Road and is just a 5 minute drive from Wishaw Town Centre. The town is located in North Lanarkshire and lies approximately 17 miles to the south east of Glasgow and 33 miles to the west of Edinburgh.

The town also benefits from excellent communication links, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73. The motorway network in the immediate vicinity has recently undergone substantial improvement works which has brought significant improvements to traffic flow. Consequently, Glasgow City Centre is now within 25 minutes drive from the property.



### GOOD NEARBY AMENITIES



### VIEWING & FURTHER INFO

For further details or to arrange a viewing, please contact one of our letting agents.

### TERMS

There are a range of flexible leasing options available. For further details, please contact us.

### EPC

The EPC ratings on the available units range up to C43. Copies of individual EPC certificates are available upon request.



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