

**TO LET**



**NORTHERN TRUST**  
WWW.NTPROPERTIES.CO.UK



# **EXCELSIOR PARK**

## **CANYON ROAD | WISHAW | ML2 0EG**

**TRADE COUNTER/WAREHOUSE UNITS**  
**4,888 - 25,312 SQ FT**

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

## DESCRIPTION

Excelsior Park is a modern high quality estate providing a total of 140,000 sq ft of industrial/warehousing space. Set in an attractive landscaped environment, the park is divided into three separate developments:

**Excelsior 1** - comprises of three units totalling 45,507 sq ft. There is a detached unit measuring 20,195 sq ft and a semi-detached block of two units measuring 10,033 sq ft and 15,279 sq ft.

**Excelsior 2** - comprises a block of 2 units totalling 23,086 sq ft. Unit 1 measures 15,091 sq ft and unit measures 7,995 sq ft.

**Excelsior 3** - a single building measuring approximately 30,000 sq ft which has been sub-divided into 5 individual units ranging in size from 4,888 sq ft up to 10,069 sq ft. Each unit benefits from separate car parking and loading areas with offices located at the front of the units and loading areas to the rear.



## KEY FEATURES



**Good Public Transport Links**



**Good Quality Office Accommodation**

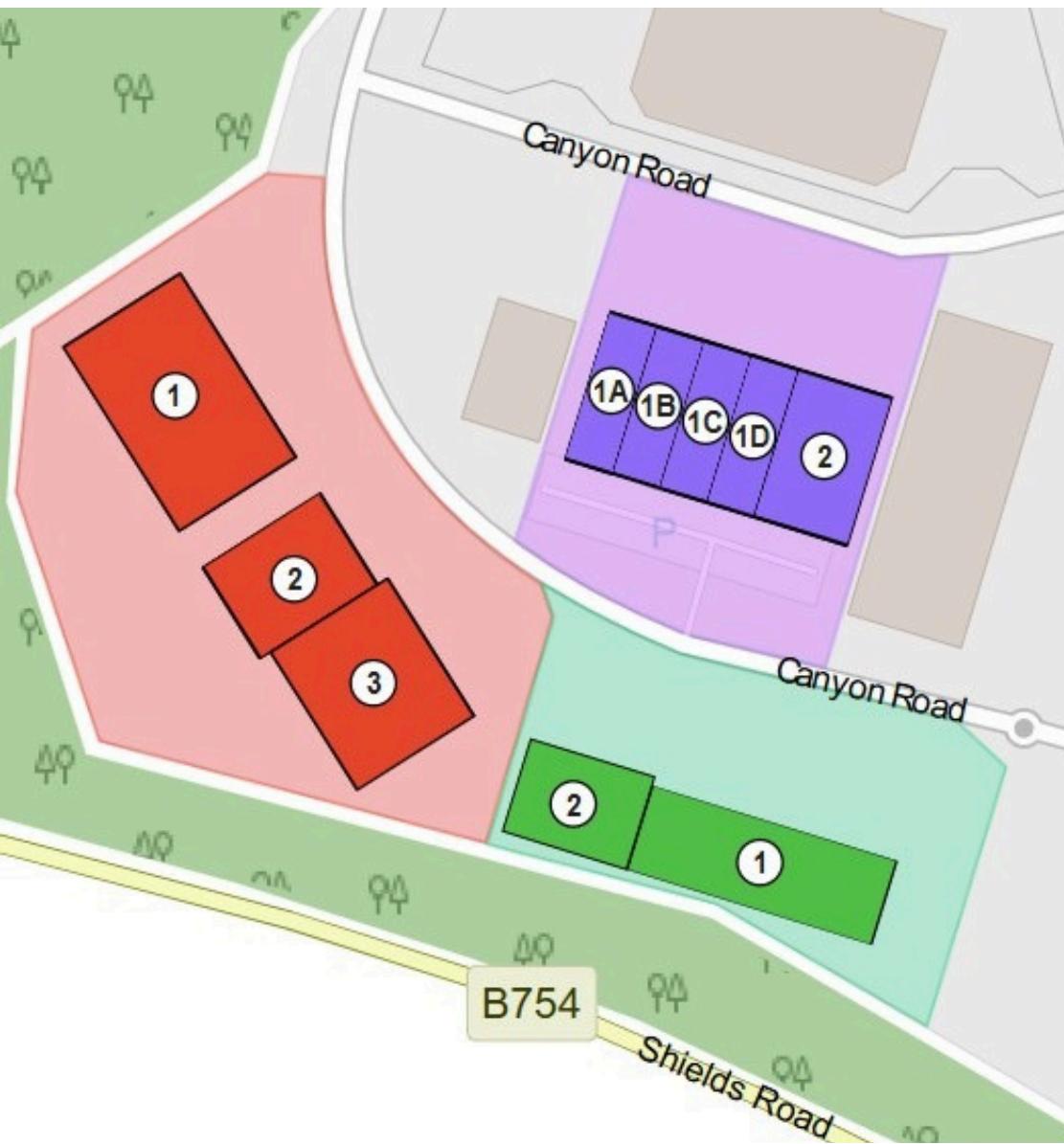


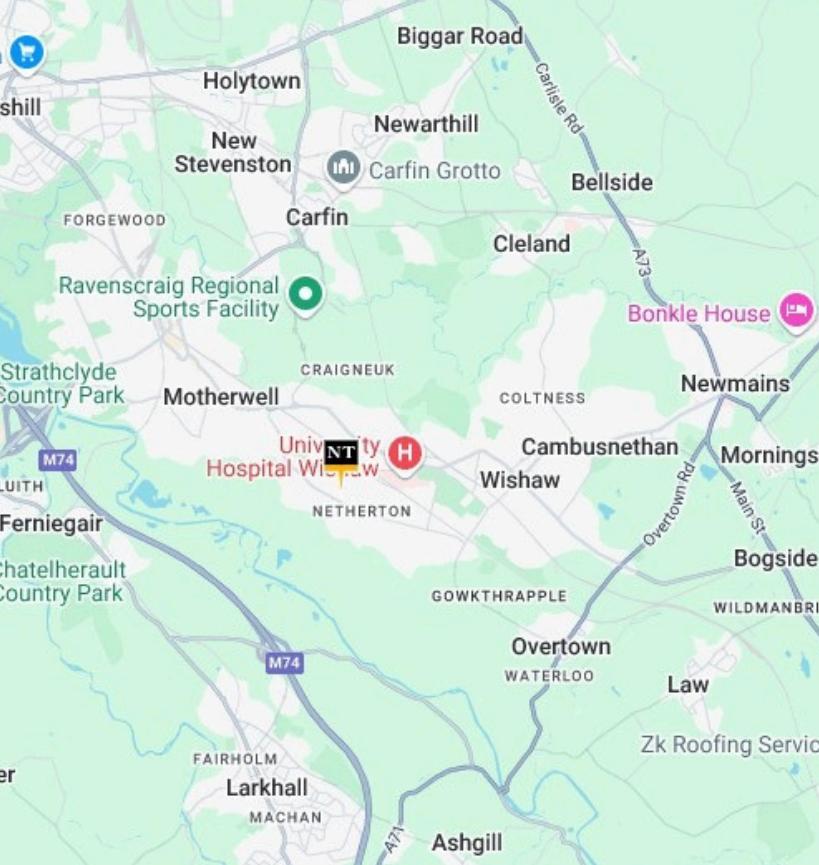
**On-Site Car Parking**

## SITE PLAN

For current availability please  
visit the dedicated website  
[excelsiorpark.co.uk](http://excelsiorpark.co.uk)

- Excelsior 1
- Excelsior 2
- Excelsior 3





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

BUSINESS UNITS TO LET ACROSS THE UK

### LOCATION

Excelsior Park is located within Netherton Industrial Estate, which is 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. Originally developed as an Enterprise Zone, Excelsior Park has grown into a well-established industrial and trade counter location.

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 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.

### VIEWING & FURTHER INFO

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 C31. Copies of individual EPC certificates are available upon request.



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