

# CANYON ROAD

**NETHERTON INDUSTRIAL ESTATE | WISHAW | NORTH LANARKSHIRE | ML2 0EG**



**NORTHERN TRUST**

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**TO LET**

**MODERN TRADE COUNTER / INDUSTRIAL UNITS  
FROM 5,000 SQ FT**

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



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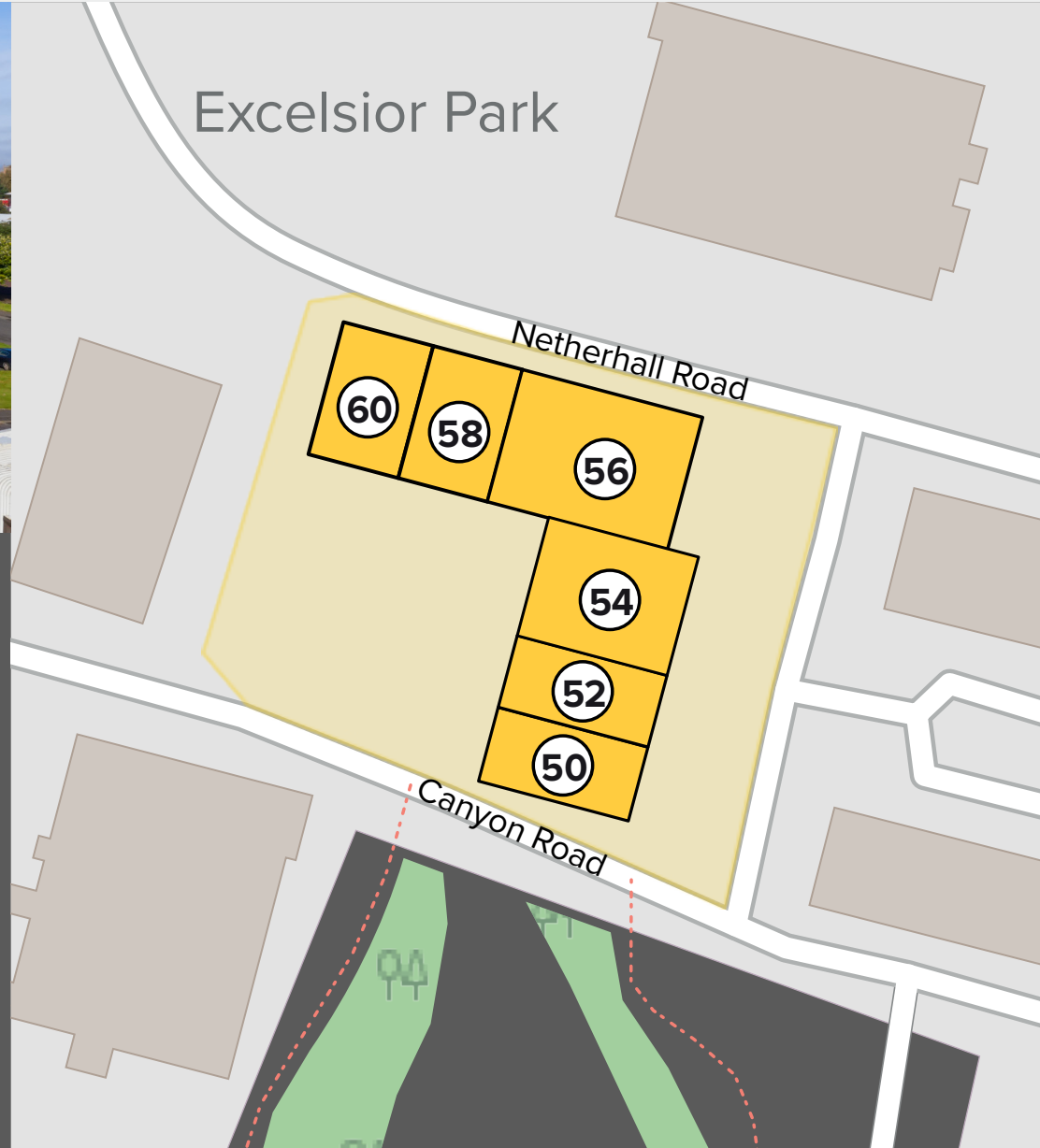
## DESCRIPTION

50-60 Canyon Road is one of the original developments on Excelsior Park, comprising of 6 warehouse units split into two terraced blocks totalling c 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 and mains gas supply to the ceiling mounted space heaters within the production area.

## SPECIFICATION/REASONS TO CHOOSE

- 6m Eaves Height
- Clear Span Warehouse / Production Area
- 5m high by 3m wide Loading Door
- Secured shared yard and parking
- Established Industrial Location



## ACCOMMODATION SCHEDULE

Description	Size (sq ft)
Unit 50	5,430
Unit 52	5,430
Unit 54	8,246
Unit 56	11,003
Unit 58	5,417
Unit 60	5,388

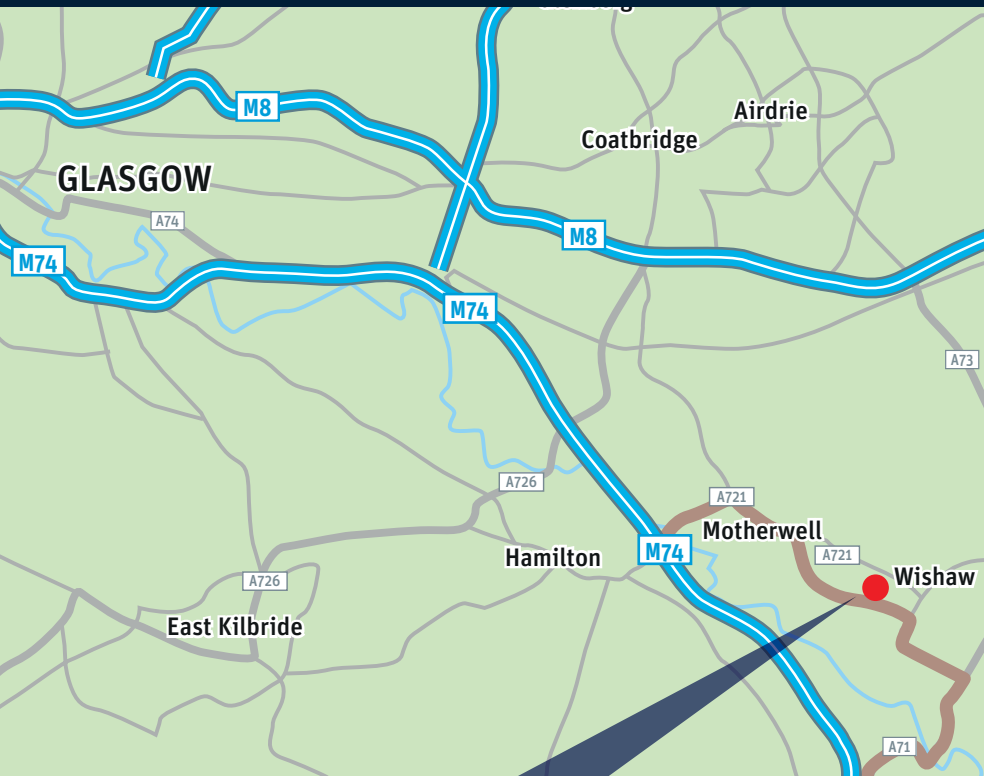
## TERMS / RENTS / OTHER CHARGES

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

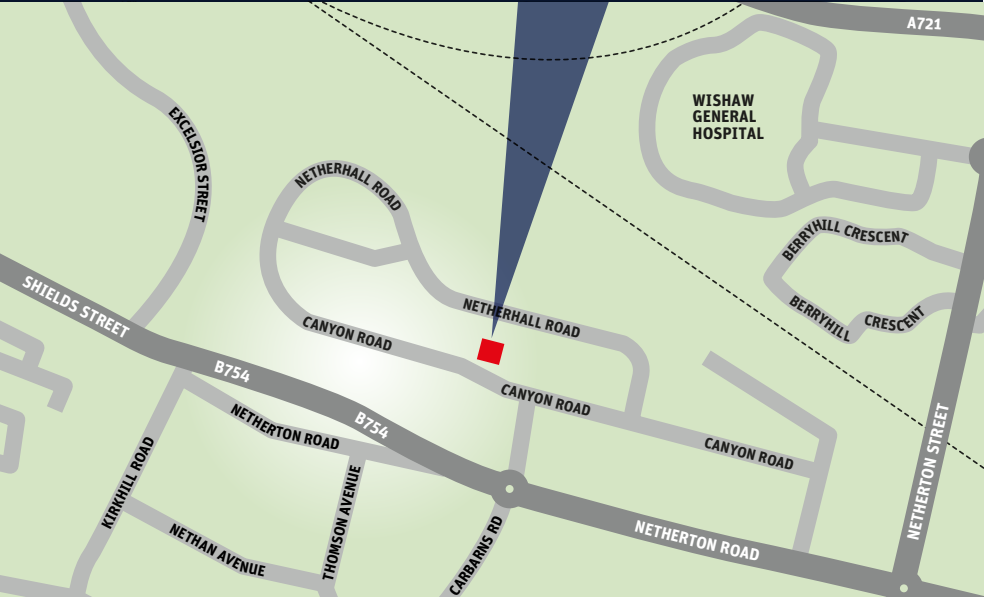
## EPC

The EPC rating on the units is TBC. Copies of individual EPC's are available upon request.





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**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 of Wishaw 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. Nearby occupiers include, Screwfix, Tool Station, City Plumbing, Howdens and Keyline.

**TRAVEL DISTANCES**

Location	Miles	Mins	Type
Motherwell	2.5	7	
Glasgow	17	25	
Glasgow	17	32	
Livingston	27	38	
Edinburgh	33	45	
Edinburgh	33	68	

**VIEWING & FURTHER INFORMATION**

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

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