



Kirkshaws Road, Coatbridge, ML5 4RP

- ▶ Prime industrial/logistic location
- ▶ Refurbished unit 7,590 sq ft
- ▶ Immediate access to M8 and national motorway network

**To Let**

**1 unit available**



[M8industrialestate.co.uk](http://M8industrialestate.co.uk)

**NORTHWOOD**  
URBAN LOGISTICS 



## LOCATION

- ▶ This area has benefited from significant infrastructure investment in recent years and is now one of the best connected locations in Scotland. The M8 Industrial Estate provides an unrivalled industrial location fronting onto the A8 and adjacent to the Kirkshaws Interchange, providing a four way access to the main local areas. The junction also provides a direct route to the M74, via the A725 providing access to the south of Glasgow and England.
- ▶ The Estate is a short distance to the new M8 motorway at Junction 7A providing direct routes to Glasgow and Edinburgh.
- ▶ The Baillieston Interchange lies 2 miles to the west of M8 Industrial Estate and is the main hub of the Scottish motorway network. Scotland's main motorways converge at this point, M8, M73 and M74 and will allow efficient distribution to Scotland as a whole.

# THE SITE

- ▶ The M8 Industrial Estate offers a wide range of unit sizes and different types of industrial accommodation. A number of units have dedicated yard areas with excellent eaves height from 6.0m - 7.2m.
- ▶ The Estate as a whole provides a secure and pleasant working environment with all southern boundary units having the benefit of prominence to the A8 arterial route.
- ▶ A number of local amenities are located close to the Estate with public transport served by Kirkshaws Road being a main public bus route.
- ▶ A number of national and local occupiers are located within M8 Industrial Estate including Boots, Rentokil Initial, M Markovitz Builders Merchants, Eurocell and Plumbing Trade Supplies.



# TRAVEL DISTANCES

M8 Industrial Estate, Kirkshaws Road, Coatbridge, ML5 4RP

## Road

J7A-M8	1 mile
Bellshill	2 miles
Hamilton	6 miles
Glasgow	11 miles
Stirling	25 miles
Edinburgh	38 miles

## Rail

Coatbridge Central	1.4 miles
To Glasgow	23 mins
To Edinburgh	59 mins

## Airport

Glasgow	20 miles
Edinburgh	29 miles



More information available through the joint marketing agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. March 2023.