

TO LET 19,232 SQ FT (1,787 SQ M)

NEW NET ZERO CARBON ENABLED INDUSTRIAL BUILDING

**YEAR 1
100% RATES
FREE***



UNIT 3
LINKPARK
GLASGOW & EDINBURGH ROAD
NEWHOUSE ML1 5GJ

CONSTRUCTION UNDERWAY, ANTICIPATED COMPLETION DECEMBER 2025

- » New net zero carbon enabled building
- » Secure yard & separate dedicated parking
- » Strategic location, unrivalled connectivity
- » M8 frontage at 4-way Junction 6
- » Adjacent to Co-op and Brakes Scottish distribution centres
- » Use Classes 4, 5 and 6

Colliers
0141 226 1000
colliers.com/uk/industrial

ROSSLYN
PROPERTY
01355 696021
rosslynproperty.com

FUSION assets
Property Investment Partnerships

LINKPARK

GLASGOW & EDINBURGH ROAD
NEWHOUSE ML1 5GJ

LOCATION

Link Park benefits from one of the highest profile locations within the Central Belt on the M8 corridor between Glasgow (15 miles) and Edinburgh (30 miles). Situated directly off the 4-way Junction 6 of the M8 motorway, Link Park provides immediate access to and from the motorway network with the Baillieston Interchange lying 3 miles to the east linking the M8, M74 (M6) and the M73 motorways.

Both Glasgow and Edinburgh International Airports can be reached within approximately 30 minutes from Link Park and the Air Freight terminal at Prestwick Airport is within a one hour drive. Scotland's first freight terminal is also within 2 miles of the site and provides rail services throughout the UK and Europe. Scotland's largest cargo port at Grangemouth is within easy reach, approximately 30 minutes' drive to the north. The site itself is accessed from the A775 Edinburgh Road with nearby occupiers such as the **Co-operative, Brakes, XPO, WH Malcolm, Rokbak/Volvo, Resideo/Honeywell, Yunex, Wincanton, Lidl, Amazon, Next, UPS, Halfords, DPD, Scania, Brewdog, SIG, NHS** and **Morrisons** providing testament to the area's strategic location.

Link Park also lies in close proximity to a **Premier Inn** and **Dakota Hotel** both of which are within a one minute drive.



DEVELOPMENT

Developed by Fusion Assets Ltd, Link Park occupies one of Scotland's best industrial locations.

Having successfully completed Phase 1 (comprising 3 units, totalling 20,000 sq ft and leased to **Halfords, Apleona** and **Swagelok**, and Phase 2 (15,500 sq ft let to **Yunex**) construction is now underway on Phase 3; a high specification Net Zero Carbon Enabled industrial building of 19,232 sq ft, available for occupation in December 2025.



SPECIFICATION



GENERAL

- » Steel portal frame
- » Enhanced insulation panels and cladding
- » Fully serviced with water and 270kVA supply
- » Telephone & broadband connections



OFFICE & CONVENIENCE

- » High quality ground floor office / welfare area
- » Carpet tiles to office; vinyl to WCs, tea prep and corridor
- » Office and WCs have electric heating
- » Suspended ceilings with LED lighting
- » Reinforced ceiling to accommodate mezzanine level
- » Male, female and accessible WCs



WAREHOUSE

- » 7m height to underside haunch
- » 10.0m height to roof apex
- » 10% roof lights
- » Concrete floor with minimum 50kN/m² imposed floor loading capacity
- » 2 no. powered ground loading doors (W: 4.6m, H: 5.5m)



EXTERNAL

- » Secure yard (W: 31m, D: 44m) with wall mounted lighting
- » 30m turning circle (30m wide and 50m long)
- » Separate car park with 50 spaces
- » 4 no. bicycle racks

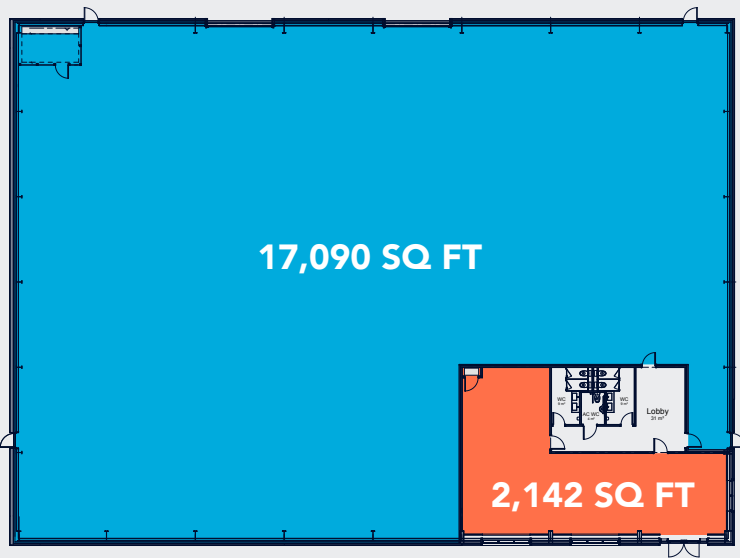
SUSTAINABILITY

- » Solar PV roof panels up to 30kVA (with ability for the tenant to add more)
- » 10% rooflights
- » Enhanced insulation panels and cladding
- » LED office lighting
- » 4 no. EV charging points
- » Ability to introduce a heat recovery system in place of a gas connection
- » Cycle racks
- » Anticipated EPC rating 'A'

ACCOMMODATION

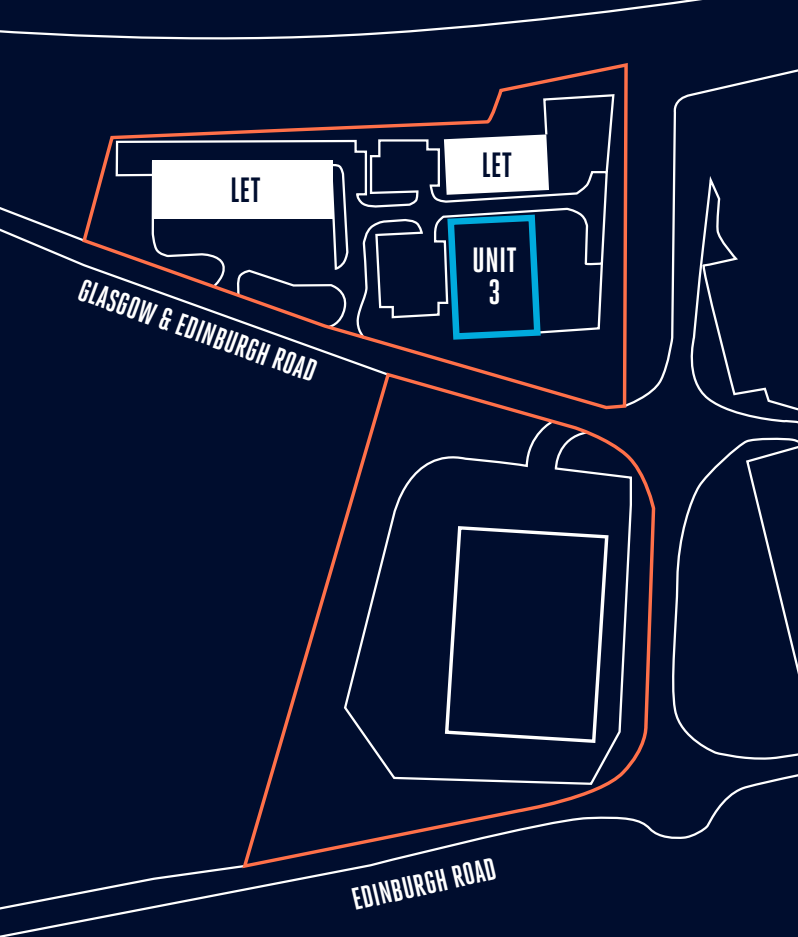
Warehouse	17,090 sq ft	1,588 sq m
Office	2,142 sq ft	199 sq m
Total	19,232 sq ft	1,787 sq m

FLOOR PLAN



CGI





ELEVATION DRAWINGS

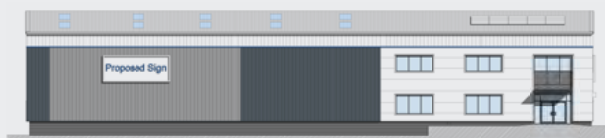
NORTH



SOUTH



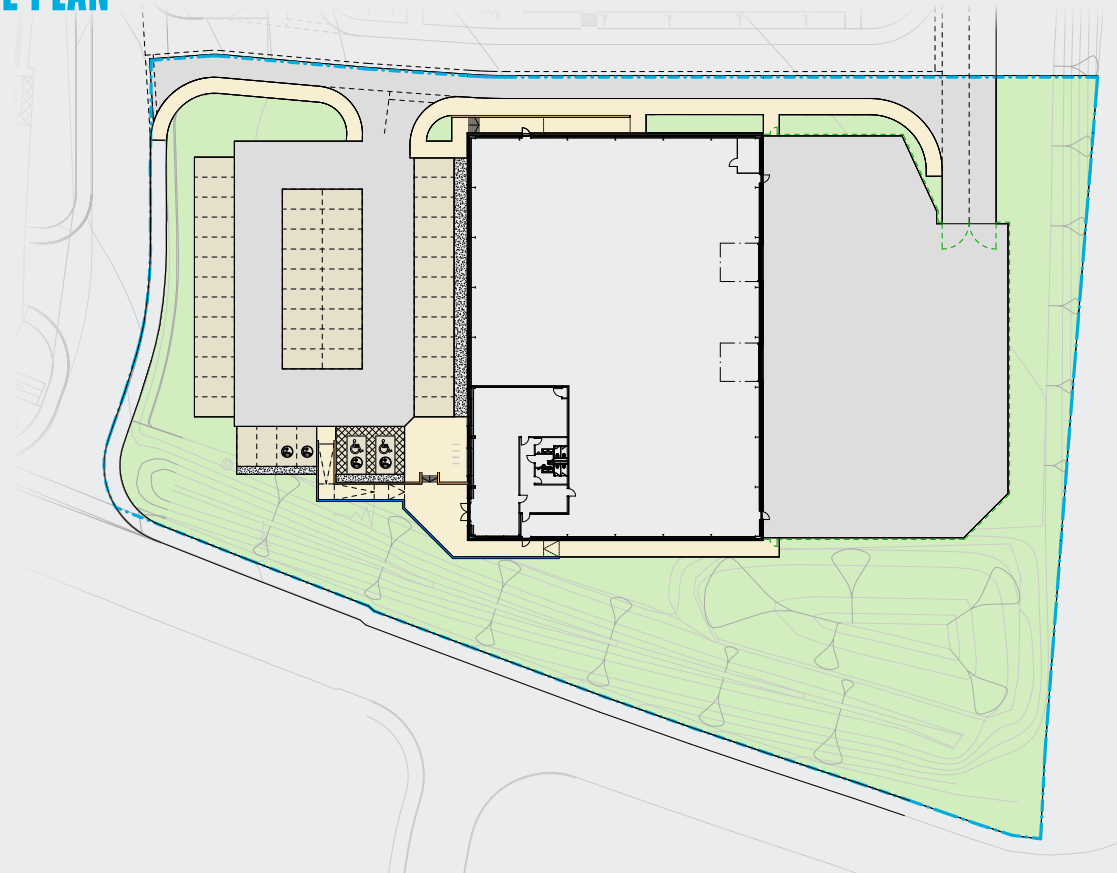
EAST



WEST



SITE PLAN



TERMS

The unit is available to lease on Full Repairing and Insuring terms for a duration to be agreed between the parties.

RENT

On application to the letting agents.

RATES

The unit will require to be assessed for Rates purposes. As a new build unit, the tenant will benefit from 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshire Assessor's Department: 01698 476 000.

LINKPARK

GLASGOW & EDINBURGH ROAD
NEWHOUSE ML1 5GJ

DRIVE TIMES

Glasgow	12 miles	20 mins
Glasgow Airport	22 miles	32 mins
Edinburgh Airport	26 miles	35 mins
Edinburgh	35 miles	45 mins
Dundee	87 miles	1 hr 27 mins
Carlisle	87 miles	1 hr 37 mins
Newcastle	143 miles	2 hr 19 mins
Aberdeen	147 miles	2 hr 30 mins
Inverness	170 miles	2 hr 58 mins
Manchester	217 miles	3 hr 42 mins
Birmingham	292 miles	4 hr 50 mins



FURTHER INFORMATION

Colliers

0141 226 1000
colliers.com/uk/industrial

Iain Davidson
07795 010 118
iain.davidson@colliers.com

**ROSSLYN
PROPERTY**

01355 696021
rosslynproperty.com

Stephen St. Clair
07795 426 771
stephen.stclair@rosslynproperty.com

Colliers / Rosslyn Property gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers / Rosslyn Property has any authority to make any representation or warranty whatsoever in relation to this property. March 2025.