

**TO LET**



# EUROCENTRAL GATEWAY

**2 BRAND NEW PRIME INDUSTRIAL BUILDINGS**

**80,565 sq ft & 121,264 sq ft (7,484 sq m & 11,264 sq m)**

**PLANNING SUBMITTED**



**\*Year 1  
100%  
Rates  
Free**



**AVAILABLE Q3 2027**

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

**NEW!**  
Best-in-class  
industrial  
& logistics  
development



Eurocentral Gateway is a new best-in-class industrial and logistics development being undertaken in a Joint Venture between experienced developers Manse LLP and J. Smart & Co. (Contractors) Plc. The scheme comprises two new high-specification buildings of approximately 80,000 sq ft and 120,000 sq ft.

The buildings will be constructed to modern standards with sustainability and operational efficiency in mind.

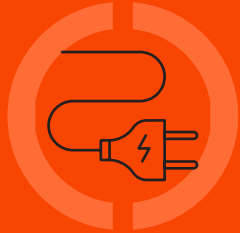
## SPECIFICATION HIGHLIGHTS

| Feature                | Unit 1               | Unit 2               |
|------------------------|----------------------|----------------------|
| Size (sq ft)           | 121,264              | 80,565               |
| Offices %              | 7.5                  | 7.5                  |
| Floor Loading          | 50 kN/m <sup>2</sup> | 50 kN/m <sup>2</sup> |
| Eaves Height           | 12.5m                | 12.5m                |
| Power Supply           | 750kVA               | 550 kVA              |
| Office Comfort Cooling | Yes                  | Yes                  |
| Roof Lights            | 10%                  | 10%                  |
| Ground Level Access    | 2 no.                | 2 no.                |
| Dock Levellers         | 10 no.               | 6 no.                |
| Yard Surface           | Concrete             | Concrete             |
| Yard Fenced            | Yes                  | Yes                  |
| HGV Parking Spaces     | 25                   | 7                    |
| Car Parking Spaces     | 70                   | 46                   |
| EV Charging Points     | 7                    | 5                    |
| PV panels              | Yes                  | Yes                  |
| Target EPC Rating      | A                    | A                    |
| Target BREEAM rating   | Excellent            | Excellent            |



# SUSTAINABILITY

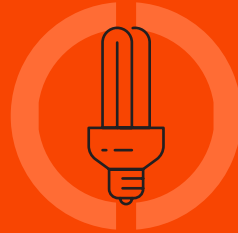
The scheme has been designed with ESG principles in mind and will feature:



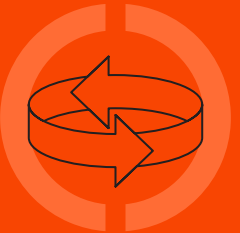
EV charging points



PV panels



LED lighting



Energy monitoring systems



Targeting BREEAM Excellent



Targeting EPC A ratings



# TIMELINE



## PLANNING SUBMISSION

Submitted  
Q1 2026



## ANTICIPATED SITE START

Q3 2026



## EXPECTED COMPLETION

Q3 2027



# LOCATION

**Eurocentral is Scotland's premier industrial, logistics and distribution location. It extends to 650 acres and provides a mixture of distribution, industrial and office accommodation in a strategically master-planned environment.**



Eurocentral is situated on the M8 corridor, approximately 11 miles east of Glasgow and 30 miles west of Edinburgh. Eurocentral has unrivalled connectivity, with its own dedicated junction 7 on the recently upgraded M8 motorway linking Glasgow and Edinburgh. The eastern entrance to Eurocentral is also immediately adjacent to the new Junction 6A of the M8 and Chapelhall Junction of the A8. The M73/M8/A8 Baillieston interchange is located 4 miles west of Eurocentral providing fast access to the north via the M73. The recently updated Raith Interchange (J5 M74) is located 5 miles south-west via the A725, providing easy access to the South (M6).



Edinburgh and Glasgow International Airports are approximately 30 minutes' drive from Eurocentral and the air freight terminal at Prestwick Airport in Ayrshire is situated 45 miles to the south-west.



Eurocentral is served by the Greater Glasgow Rail Network, linking Glasgow, Lanarkshire and Edinburgh providing regular services to stations close to Eurocentral; Holytown, Coatbridge and Bellshill.

Eurocentral is home to Scotland's first Channel Tunnel Rail Freight Terminal; operated by Maritime Intermodal, the facility provides rail services throughout the UK and Europe. Scotland's sea ports at Greenock, Rosyth, Grangemouth and Leith are all within easy reach ensuring Eurocentral enjoys an unrivalled position for distribution and logistics.

## DRIVE TIMES

| City                | Distance  | Drive Time         |
|---------------------|-----------|--------------------|
| Glasgow             | 11 miles  | 14 minutes         |
| Glasgow Airport     | 22 miles  | 22 minutes         |
| Edinburgh Airport   | 28 miles  | 39 minutes         |
| Port of Grangemouth | 29 miles  | 44 minutes         |
| Edinburgh           | 31 miles  | 31 minutes         |
| Port of Rosyth      | 36 miles  | 45 minutes         |
| Port of Greenock    | 36 miles  | 48 minutes         |
| Port of Leith       | 37 miles  | 1 hour             |
| Aberdeen            | 146 miles | 3 hours            |
| Inverness           | 176 miles | 3 hours 45 minutes |
| Manchester          | 209 miles | 3 hours 45 minutes |
| Liverpool           | 220 miles | 3 hours 45 minutes |
| Birmingham          | 288 miles | 4 hours 45 minutes |
| London              | 403 miles | 7 hours            |



**Industrial occupiers located within Eurocentral, providing testament to its prime location include:**

ACS Clothing

Amazon

Brewdog

DPD

DX

GXO

Headlam Group

Lagta

Lidl

Lightbody

LumiraDX

McPhee Mixers

Mentholatum

Mersen

Morrisons

NHS

Nagel

Newsprinters

Next

Romac Logistics

SIG Stapletons Tyres

Scottish & Southern Energy

Scottish Power

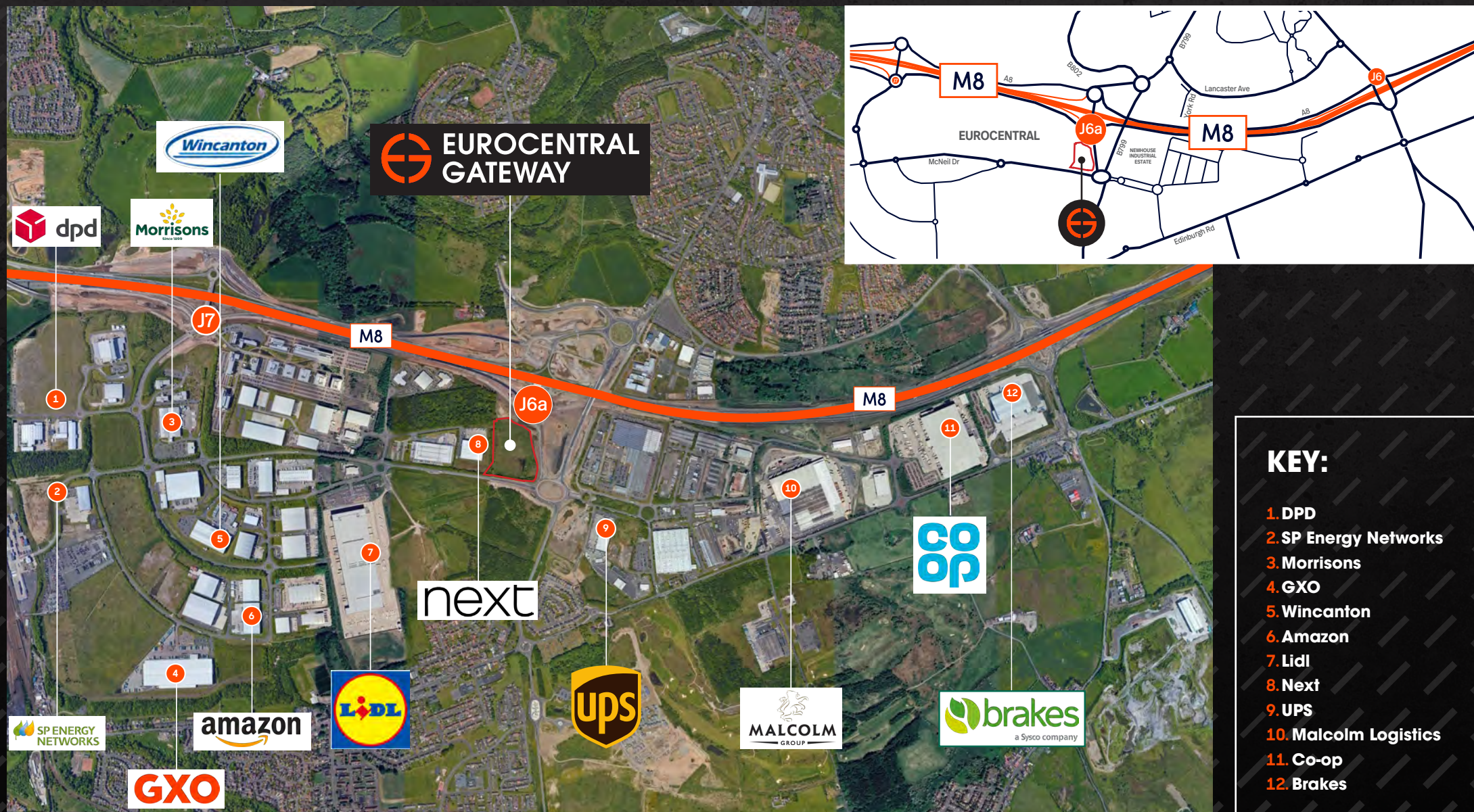
Amenities with Eurocentral include Dakota Hotel, gym and convenience/food retail outlets.



# SITUATION

**Eurocentral Gateway is situated at the eastern entrance to Eurocentral, accessed from McNeil Drive.**

The development occupies a highly prominent, elevated position immediately adjacent to the new Junction 6A junction of the M8 motorway and the Chapelhall junction of the A8, providing exceptional access, connectivity and profile, making it stronger than the original Eurocentral access and the best industrial site on the M8 corridor.



## LEASE TERMS

The buildings will be offered to let on FRI terms.

## RENTS

On application to joint leasing agents.

## RATES

Each building will be assessed for rates upon Tenant occupation.

\*As new build industrial units, tenants may be eligible for 100% rates discount for the first year under the Business Growth Accelerator Relief.

More info:  
[www.mygov.scot/non-domestic-rates-relief/accelerator-relief](http://www.mygov.scot/non-domestic-rates-relief/accelerator-relief)

Rating enquiries:  
Lanarkshire Assessor's Department  
Tel: 01698 476000

## SERVICE CHARGE

A service charge will be apportioned to each unit to cover the upkeep and maintenance of common parts within the estate.



## DEVELOPER BIOS



### Manse LLP

Manse LLP is a privately owned property development and investment company with over 30 years of experience. Headquartered in Edinburgh and London, Manse has a strong track record in land promotion, property development and investment across the UK, particularly in Scotland and the North of England. The company is known for transforming brownfield sites into vibrant residential and commercial developments. Manse prides itself on professionalism, agility, and a reputation for delivering successful projects through transparent communication and strategic insight.



### J. Smart & Co. (Contractors) Plc

Established in 1947 and listed on the London Stock Exchange since 1965, J. Smart & Co. is one of Scotland's most experienced construction and development firms. With a portfolio exceeding 1 million sq ft across the Central Belt, the company specialises in commercial, industrial and residential developments. J. Smart retains most of its developments for lease and maintains direct control over construction quality by employing its own operatives. The company has a long history of successful joint ventures and is known for its commitment to quality, reliability and long-term value.



## FURTHER INFORMATION

All enquiries should be directed via the joint marketing agents:

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[iain.davidson@colliers.com](mailto:iain.davidson@colliers.com)



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07795 641 892  
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