

# TO LET

4 new prime industrial & logistics buildings

Construction underway  
\*Year 1 - 100% Rates Free



Hagmill Road, Coatbridge, ML5 4UZ

16,488 to 36,160 sq ft  
(1,532 to 3,359 m<sup>2</sup>)

Available Q4 2025/Q2 2026  
(Unit 4: Nov 2025)

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





**4 new prime  
industrial &  
logistics  
buildings**



# Location

**Shawhead Point occupies a strategic, prime location on the M8 corridor between Glasgow and Edinburgh.**

Shawhead Point is located in Coatbridge, North Lanarkshire and lies approximately 8.5 miles to the east of Glasgow city centre. The area has benefited from significant road infrastructure improvements in recent years and is now one of the best connected locations in Scotland, lying at the heart of Scotland's motorway network.

The development provides an unrivalled industrial location fronting onto the A8 and adjacent to the Shawhead Interchange, providing a 4-way access to the main local areas. The junction also provides a direct route to the M74 (Junction 5 – Raith), via the A725 providing access to the south of Glasgow and England (M6).

The estate is also adjacent to the new M8 motorway at Junction 7A (Shawhead) providing fast and direct routes to Glasgow and Edinburgh.

The Baillieston Interchange lies 2 miles to the west and is the main hub of Scottish motorway network. Scotland's main motorways converge at this point ( M8, M73 and M74), providing efficient distribution throughout Scotland.

The development, accessed from Hagmill Road, will provide a sustainable and pleasant working environment occupying a highly visible site within an established industrial location with prominence to the A8 and the Shawhead Interchange.

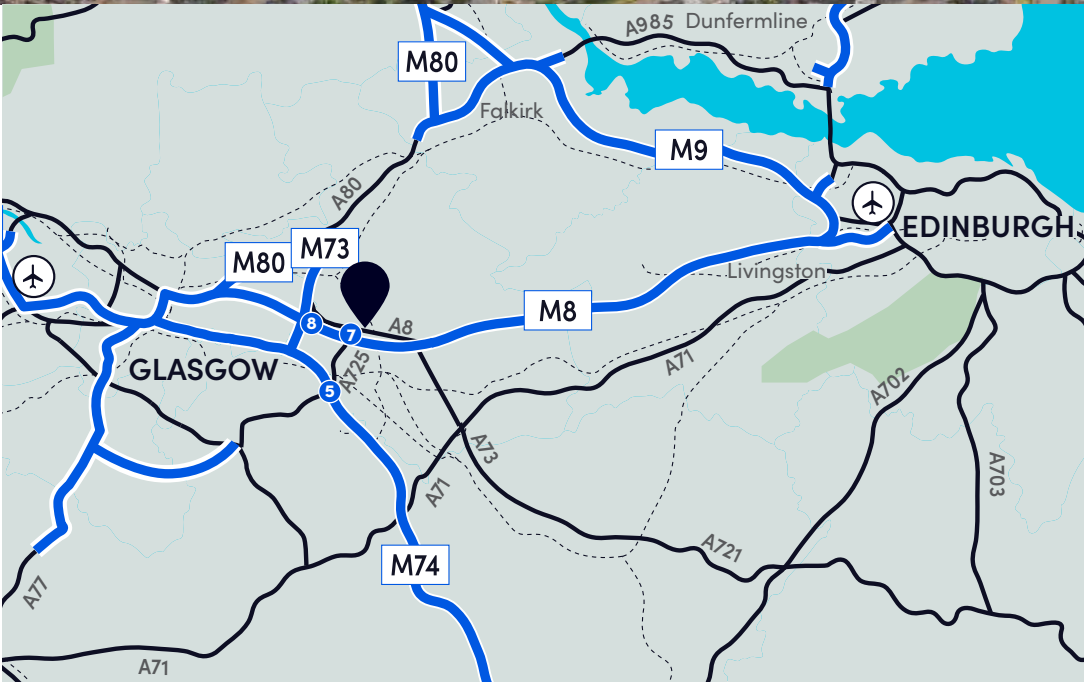
Shawhead Point provides convenient access to public transport. Whifflet Railway station is a 15-minute walk, providing rail services to central Glasgow as well as nearby towns including Motherwell and Cumbernauld. There are also various bus routes nearby.

A number of national and local occupiers are located within the area including Alliance Healthcare, Rentokil Initial, M Markovitz Builders Merchants, Eurocell, Plumbing Trade Supplies (PTS), Salts Healthcare and Premier Paper.



## Travel Distances & Drive Times

Glasgow	12 miles	19 mins
Edinburgh	36 miles	41 mins
Stirling	26 miles	34 mins
Aberdeen	145 miles	2 hrs 37 mins
Inverness	168 miles	3 hrs 4 mins
Carlisle	88 miles	1 hr 34 mins
Manchester	205 miles	3 hrs 29 mins
London	404 miles	6 hrs 53 mins







**Unrivalled  
industrial  
location**

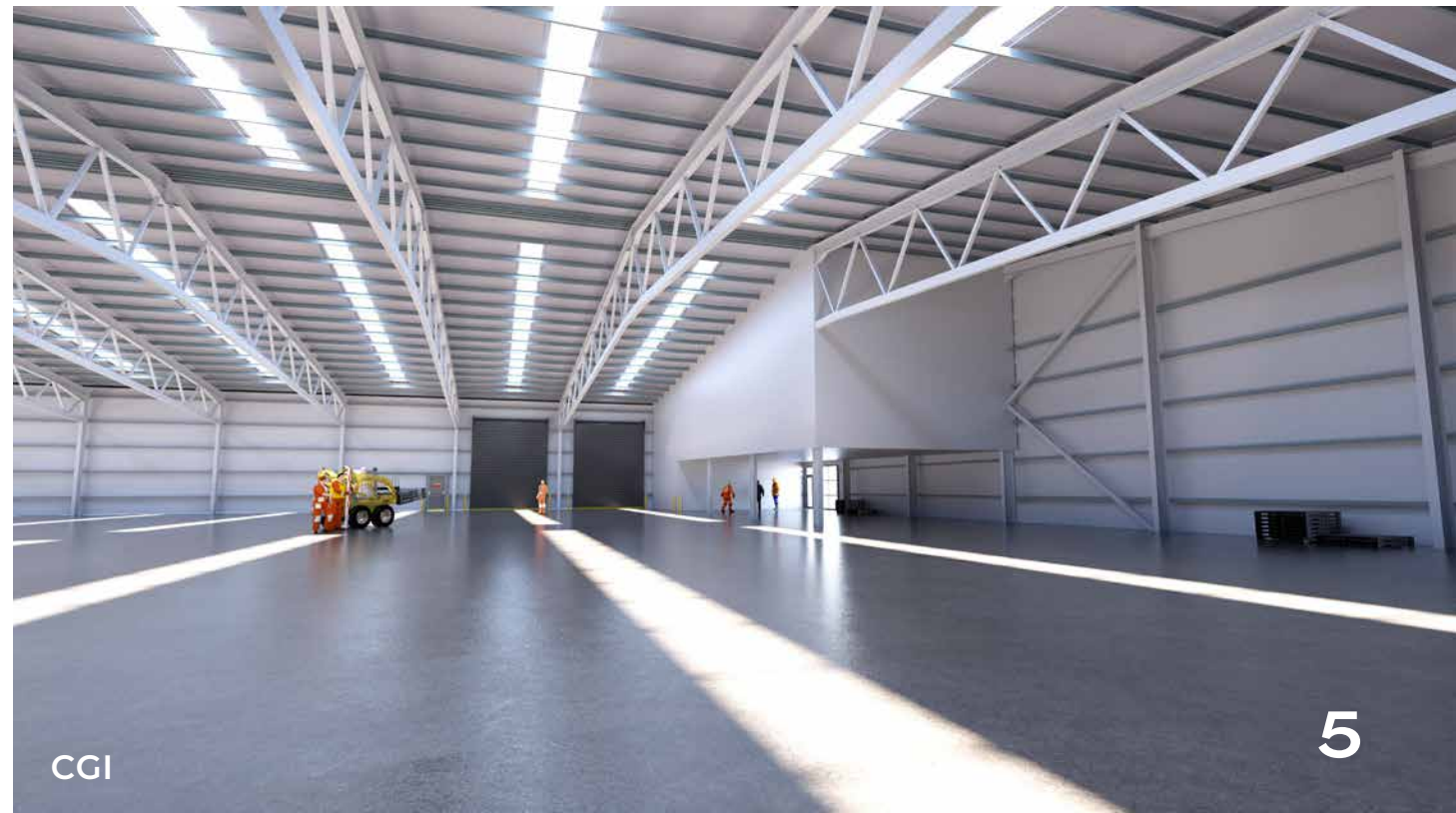
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# The Development

Shawhead Point is West Central Scotland's newest industrial and logistics location. The development is being undertaken by a joint venture between Wemyss Properties and Westerwood Properties.

The development is being constructed in a single phase, comprising 4 new high specification and sustainable industrial and distribution units ranging in size from 16,488 to 36,160 sq ft (1,532 to 3,359 m<sup>2</sup>)

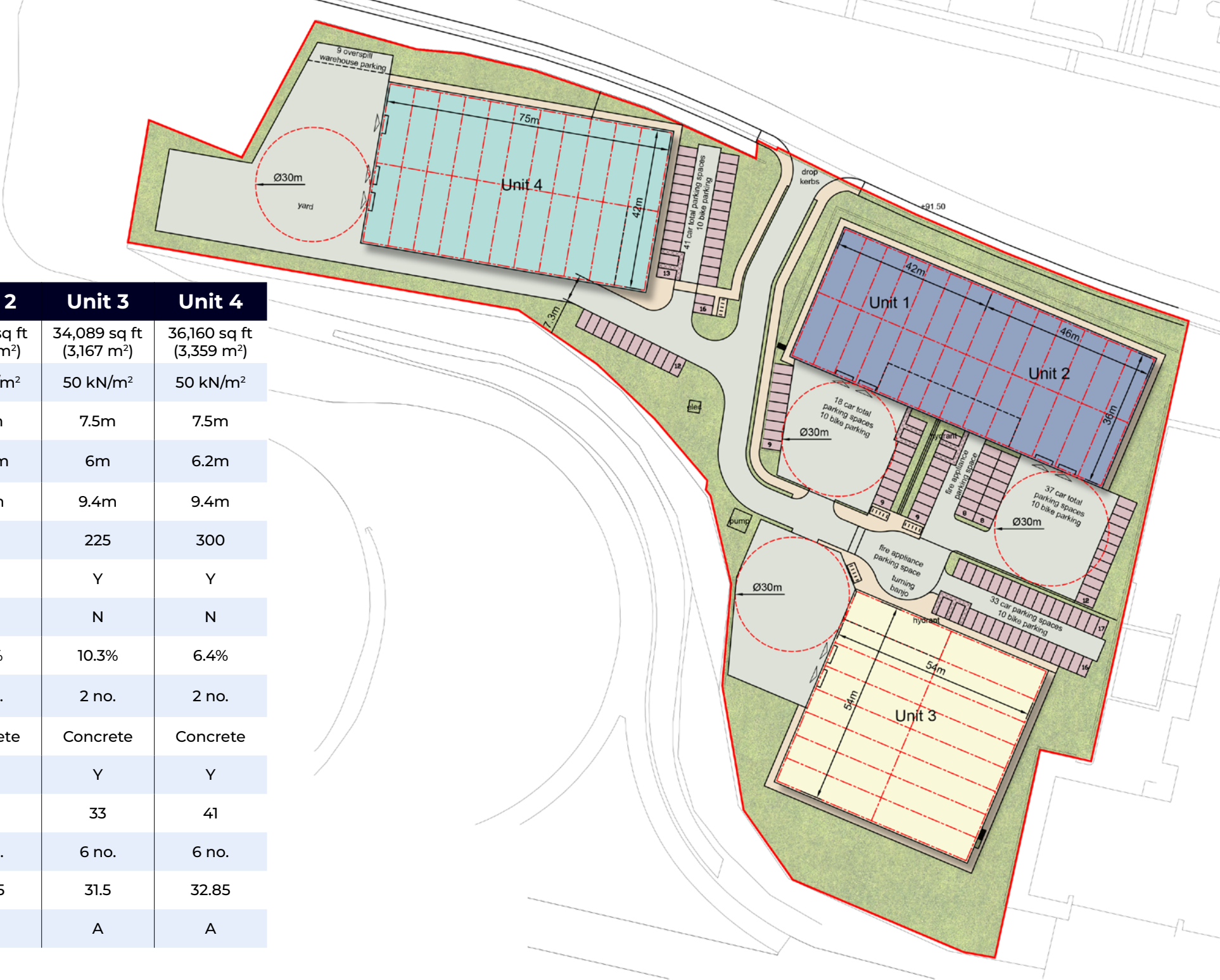


Shawhead Point, Hagmill Road, Coatbridge, ML5 4UZ



# Site Plan

Item	Unit 1	Unit 2	Unit 3	Unit 4
GIA	16,488 sq ft (1,532 m <sup>2</sup> )	18,058 sq ft (1,678 m <sup>2</sup> )	34,089 sq ft (3,167 m <sup>2</sup> )	36,160 sq ft (3,359 m <sup>2</sup> )
Floor Loading	50 kN/m <sup>2</sup>	50 kN/m <sup>2</sup>	50 kN/m <sup>2</sup>	50 kN/m <sup>2</sup>
Internal Eaves Height	7.5m	7.5m	7.5m	7.5m
Internal height to underside haunch	6.38m	6.38m	6m	6.2m
Internal height to roof apex	9.4m	9.4m	9.4m	9.4m
Power (Kva)	150	150	225	300
Office Comfort Cooling	Y	Y	Y	Y
Warehouse lighting	N	N	N	N
Roof Lights	10.7%	9.8%	10.3%	6.4%
Ground level Access (4.8m wide x 5.5m high)	2 no.	2 no.	2 no.	2 no.
Yard surface	Concrete	Concrete	Concrete	Concrete
Yard fenced	Y	Y	Y	Y
Car parking spaces	18	37	33	41
EV charging	6 no.	6 no.	6 no.	6 no.
Solar (kW)	22.95	22.95	31.5	32.85
Target EPC rating	A	A	A	A





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**High spec, sustainable industrial and distribution units**

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This architectural floor plan depicts a large building with a prominent open-plan office space. The plan includes the following features:

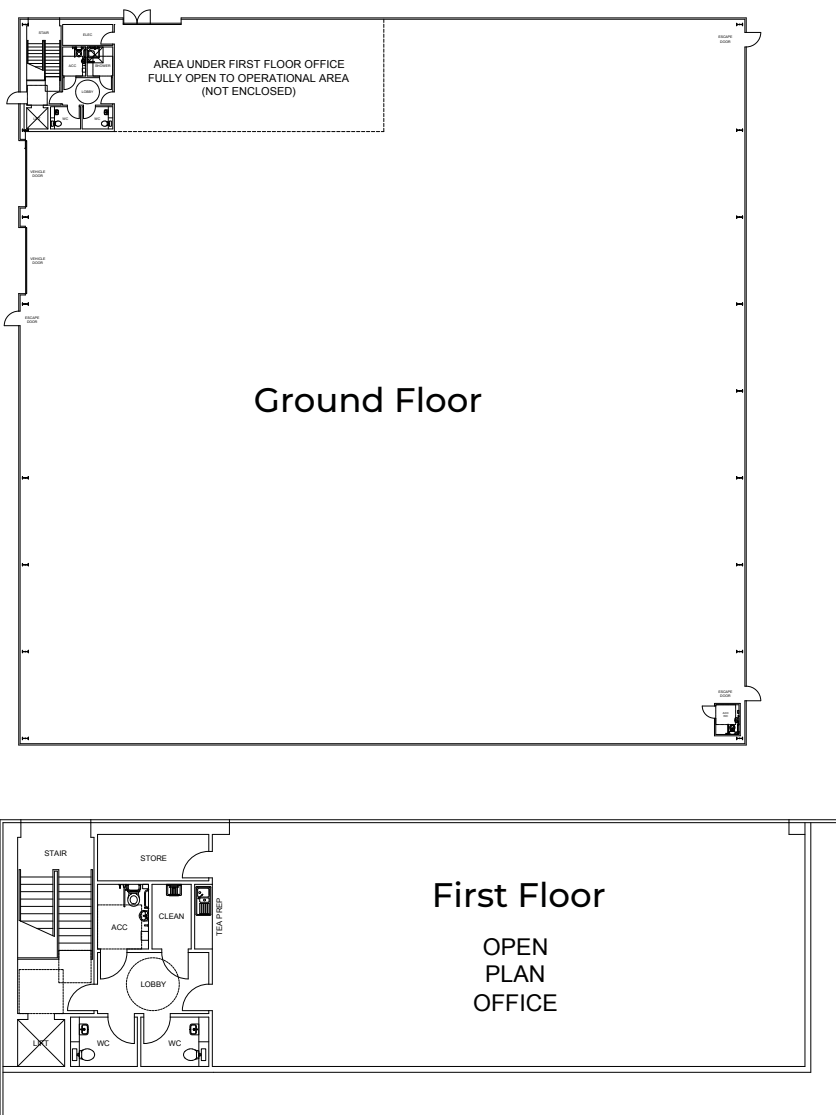
- Open Plan Office:** A large, unobstructed rectangular area occupying the central and left portions of the building.
- Reception Area:** Located at the bottom right, featuring a 'PRINCIPLE ENTRANCE' and a 'RECEPTION' desk.
- Service and Support Rooms:** A cluster of rooms adjacent to the reception area, including a 'TEA PREP' area, multiple restrooms labeled 'WC', and an 'ACC.' (accounting) room.
- Storage and Maintenance:** A 'CLEANER' closet and a 'COMPARTMENTATION DOOR' are situated near the service rooms.
- Vehicle Access:** Two 'VEHICLE DOORS' are located along the bottom wall of the main office area.
- Escape Routes:** Multiple 'ESCAPE DOORS' are marked around the perimeter of the building, including one at the top left, top right, and bottom left.
- Structural Elements:** The plan shows a grid of structural columns and various door types, including 'ROLL-UP' doors at the vehicle entrances.

This architectural floor plan depicts a large, rectangular building layout. The main area is an 'OPEN PLAN OFFICE'. To the left, there is a 'RECEPTION' area and a service block containing a 'CLEANER' room, several 'WC' (restrooms), and an 'ACC' (access) point. A 'COMPARTMENTATION DOOR' is located near the service block. The building features multiple 'ESCAPE DOOR' locations: one at the top left, one at the top right, one at the bottom left, one at the bottom center, and one at the bottom right. The bottom right corner also includes 'VEHICLE DOOR' and 'ROLLARD' (bollard) symbols. A 'PRINCIPLE ENTRANCE' is marked at the bottom left. The plan uses standard architectural symbols for doors, windows, and furniture.

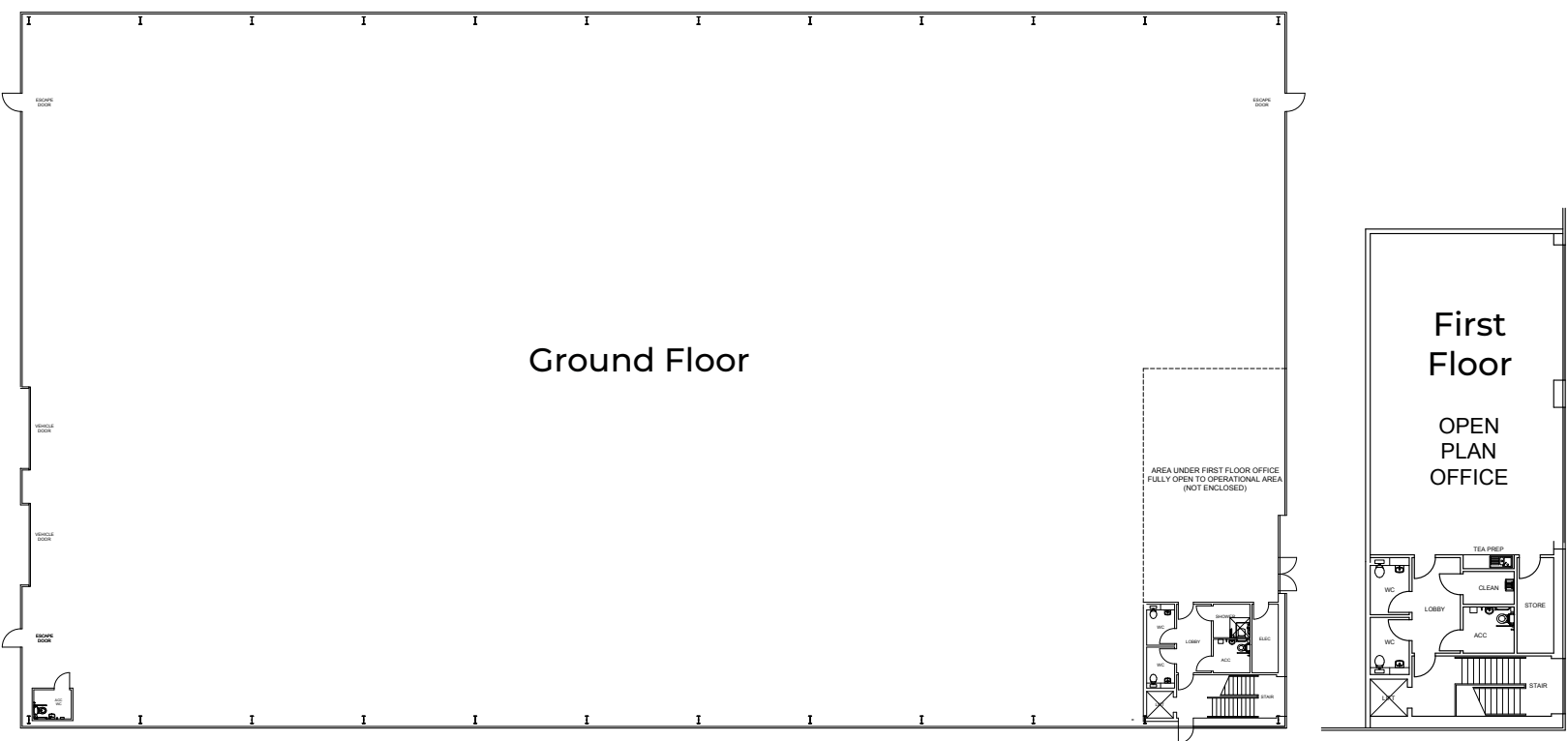


# Floor Plans

## Unit 3:



## Unit 4:





# Terms

The properties are available on Full Repairing & Insuring leases. Further information available from the joint leasing agents, Colliers & Ryden.

# Rents

On application to the joint leasing agents, Colliers & Ryden.

# Rates

Each building will require to be assessed for rates once a Tenant takes occupation.

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

<https://www.mygov.scot/non-domestic-rates-relief/accelerator-relief>

All rating enquiries should be made directly to 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.

# EPC

Targeting EPC Rating: A

## Further Information

For further information, please contact the joint agents below:

**Iain Davidson**

**M:** 077950 101 18

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

**Gregor Harvie**

**M:** 07765 255 988

**E:** [gregor.harvie@ryden.co.uk](mailto:gregor.harvie@ryden.co.uk)

**Colliers**  
**Ryden**

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of the Agents has any authority to make or give any representation or warranty whatever in relation to this property.  
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A joint development by Wemyss Properties and Westerwood Properties.



**WEMYSS**  
PROPERTIES



**WESTERWOOD**