

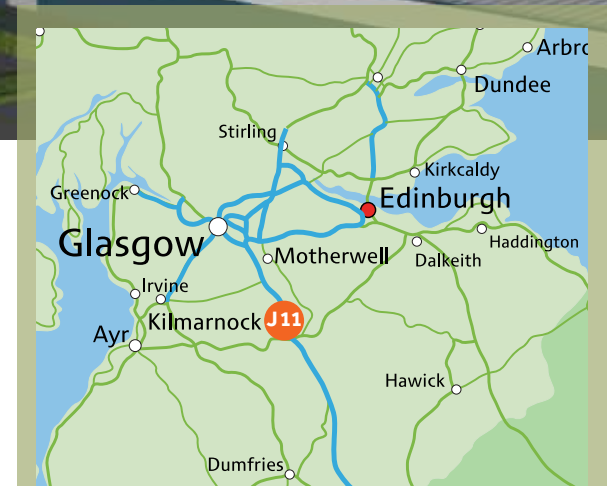
M74 HEAT & POWER PARK (J11 - Poniel)

Development anchored by:



A private, serviced, location offering cheap heat and power within driver hours of Glasgow (37mins), Edinburgh (70mins), Manchester (176mins), Birmingham (245mins) and the transatlantic hub of Liverpool Port (178mins).

- 28ha of industrial/development land
- Strategically located at junction of M74 (GLA – ENG) / A70 (EDI – AYR)
- Ideally suited to:
 - Manufacturing processes requiring heat & power
 - Refrigerated storage & distribution
 - Food & drinks industry
 - Digital media/data centres
 - Green energy related uses/energy storage
- Electricity available from 5.5p/kWh
- Heat/cooling available from 2p/kWh
- Design & build opportunities
- Serviced platforms available from 2 acres upwards



Drive Times

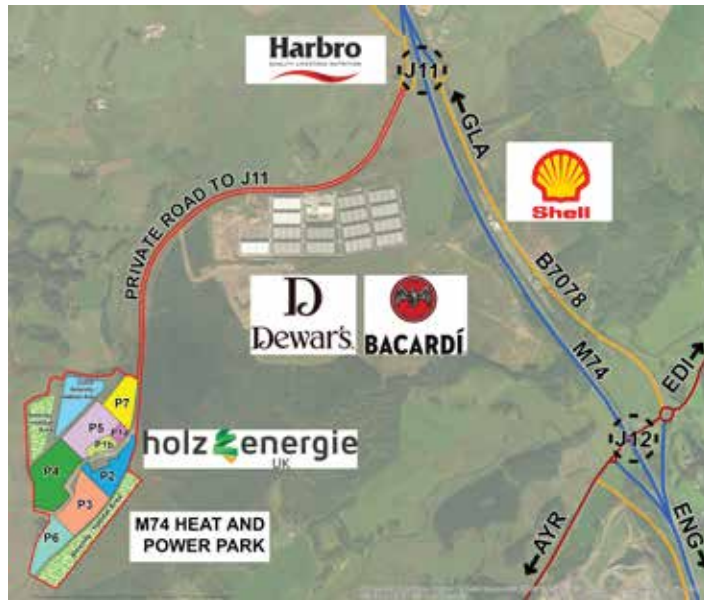
Glasgow	31 miles	37 mins
Edinburgh	40 miles	70 mins
Perth	78 miles	146 mins
Stirling	46 miles	54 mins
Ayr	38 miles	65 mins
Carlisle	66 miles	69 mins
Manchester	186 miles	176 mins
Birmingham	260 miles	245 mins
Liverpool Port	187miles	178 mins



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Location

The site commands a strategic location at the axis of the M74 motorway and A70 in South Lanarkshire, providing ease of access to central Scotland and northern England. Junction 11 of the M74 is becoming an established industrial/distribution location with existing anchor tenants at J11 including Dewars Whisky (part of the Bacardi Group), Harbro Ltd and Holz Energie UK.



On-site Heat and Power

The site benefits from a Holz Energie Wood-Gas CHP plant producing constant, reliable heat and power all year round. The heat (which can also be converted to cooling for refrigeration) and power are available to other on-site uses at a heavily discounted rate. A back-up power supply from the local distribution network is also readily available from adjacent 33kV SPEN power lines.

Infrastructure | Ownership | Deliverability

This is a large site in single ownership which is already serviced with water, power and telecommunications. The site is directly connected to Junction 11 of the M74 via a dual-width, tarmac surfaced, private road. A range of construction plots are available from 2 acres upwards.

Contact

For further information, please contact 3R Energy in Lanark on 01555 660244 or email theo@3renergy.co.uk



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