



CONEXUS

>NORTH

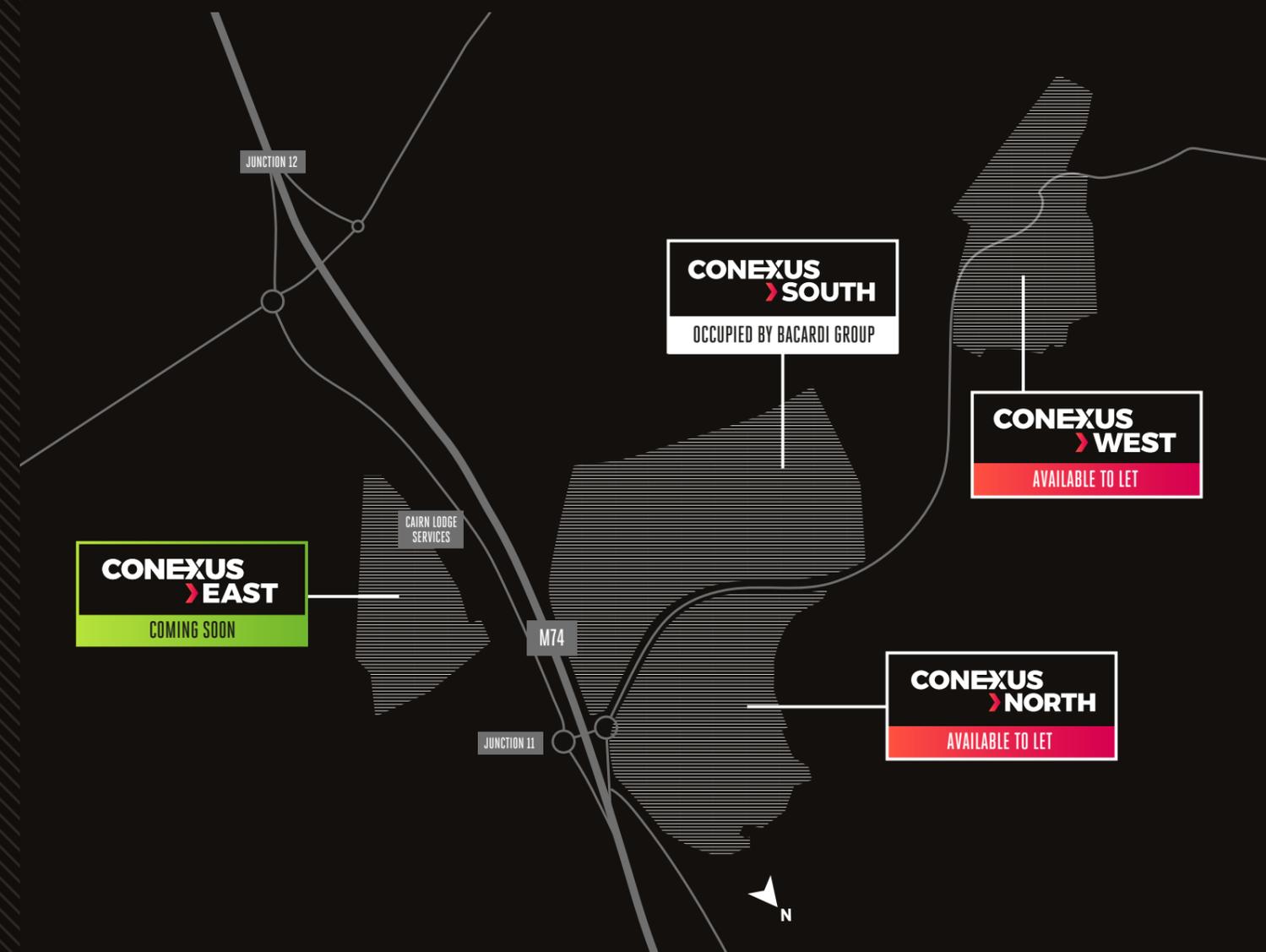
CONEXUS

A STRATEGICALLY LOCATED LOGISTICS, ENERGY & INDUSTRIAL HUB AT THE CROSSROADS OF SCOTLAND

In excess of 200 acres for sale / to let with planning permission
in principle for a range of uses including 4, 5, 6 and energy



Conexus is made up of 4 individual areas:
North, West, East & South



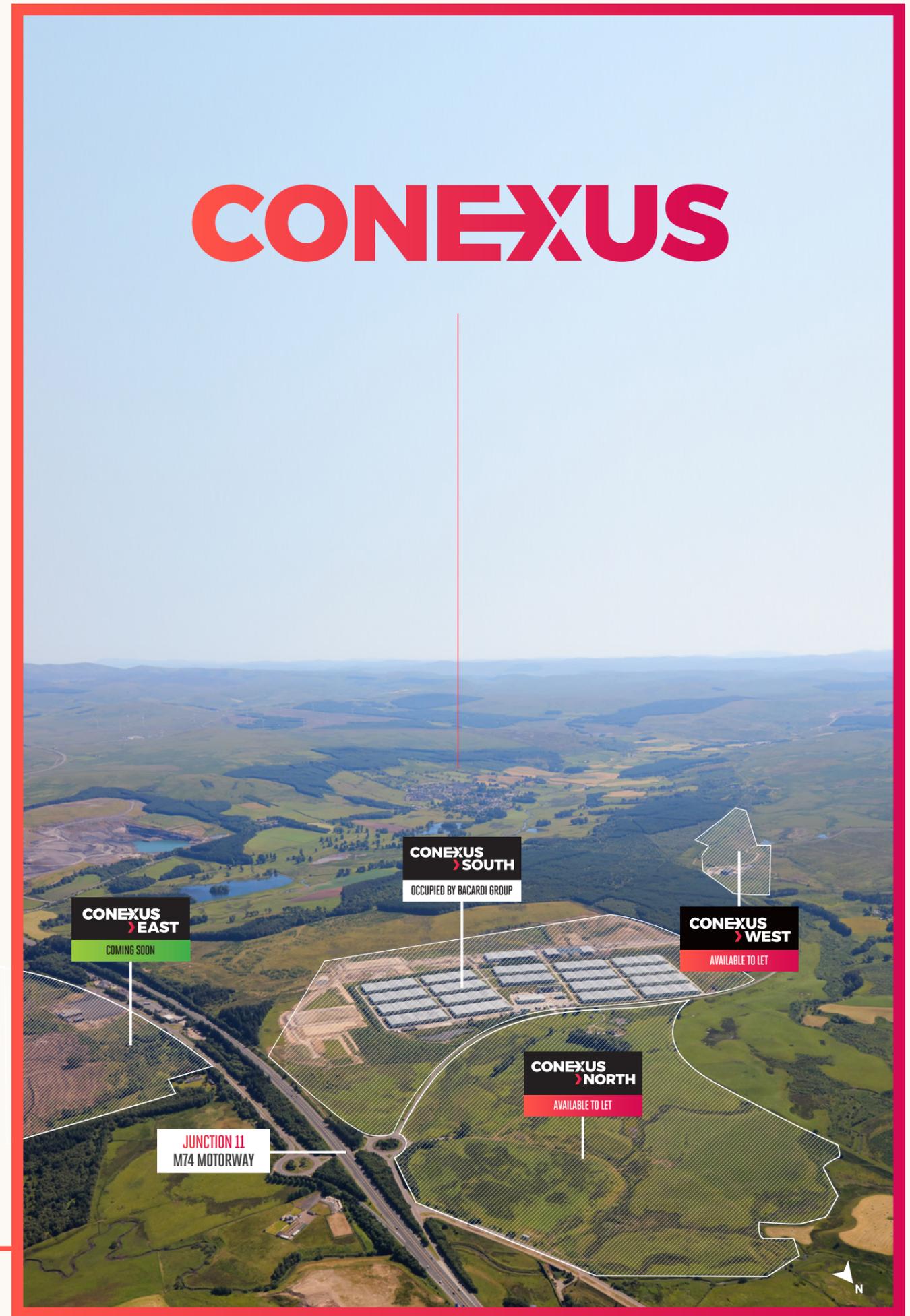
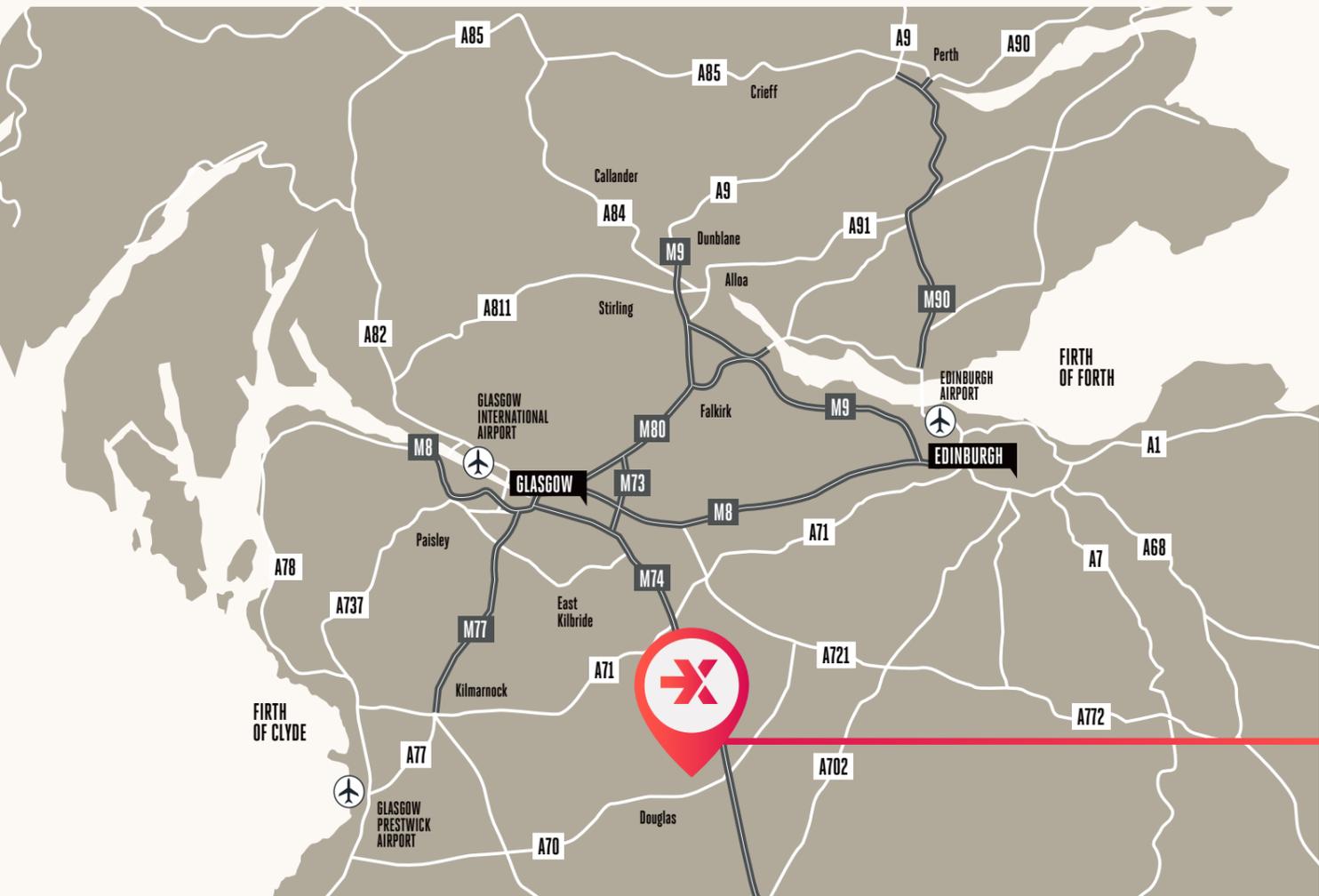


Superbly positioned at the crossroads of central Scotland, Conexus is strategically located in South Lanarkshire immediately adjacent Junction 11 & 12 of the M74 and the A70 accessing Edinburgh and Ayr.



Drive Times

Glasgow	28 mins
Clyde Port	55 mins
Carlisle	69 mins
Edinburgh	70 mins
Manchester	176 mins
Liverpool Port	178 mins
Hull Port	214 mins
Birmingham	245 mins



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Occupying a prominent position immediately adjacent to J11 of the M74, Conexus North offers a range of build to suit development opportunities totalling more than 1,000,000 sq ft. Extant planning permission in principle allows for Classes 4, 5 and 6 (office and industrial), whilst potential also exists for licenced leisure, hotel and retail development. Conexus North is adjacent to Dewars (Bacardi) Poniel maturation and blending facility and the Westmorland Services at Happenden are close by on the neighbouring B7078, which links to J12 of the M74, giving access to the south of Scotland and beyond.

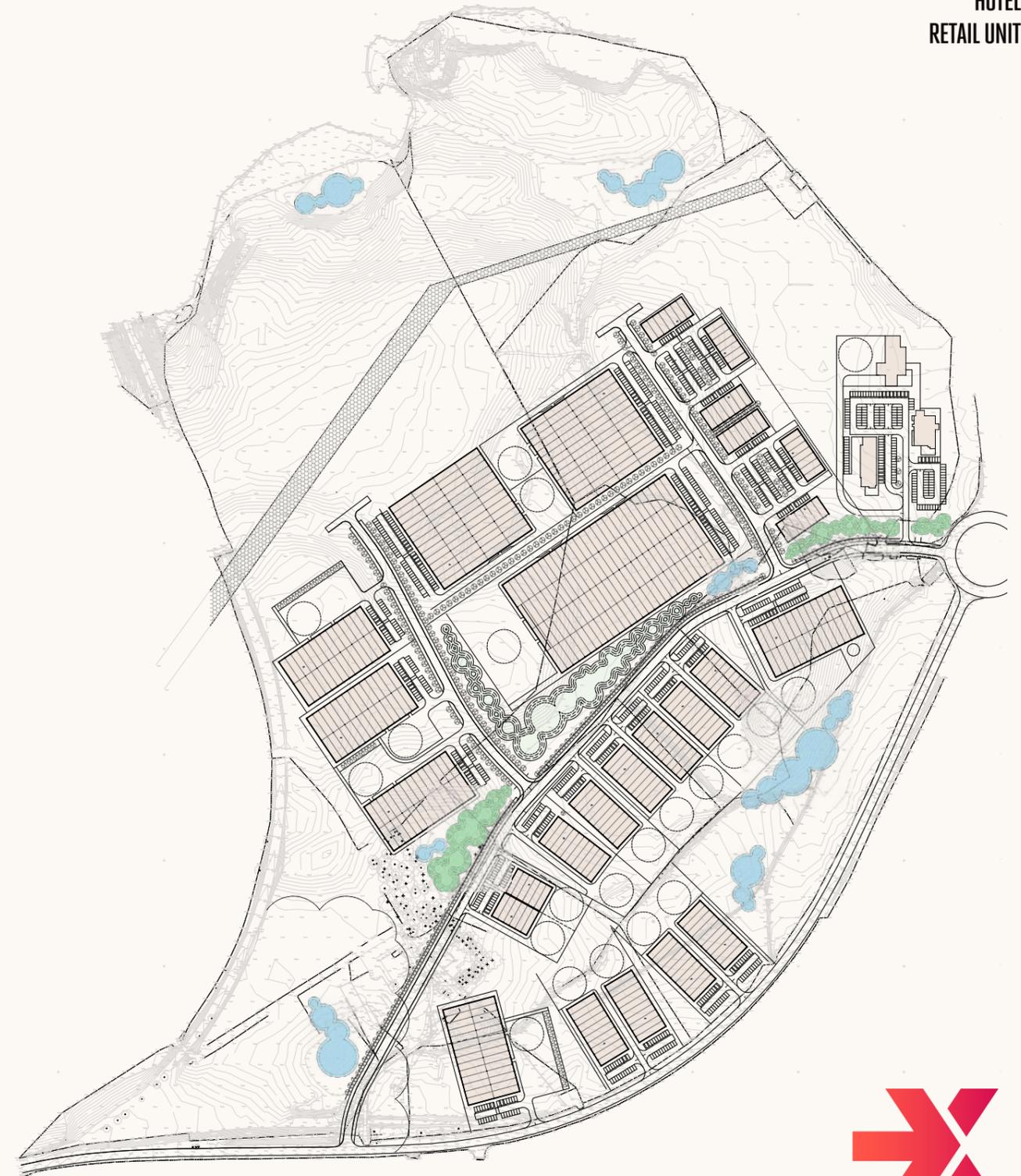
CONEXUS NORTH ZONES



MASTERPLAN

8	10,000 SQ FT UNITS
10	20,000 SQ FT UNITS
5	50,000 SQ FT UNITS
2	100,000 SQ FT UNITS
1	200,000 SQ FT UNITS
TOTAL	930,000 SQ FT

BAR/RESTAURANT
HOTEL
RETAIL UNIT





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**FURTHER INFORMATION ON CONEXUS NORTH
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CONEXUS-SCOTLAND.COM

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