



CONEXUS

>WEST

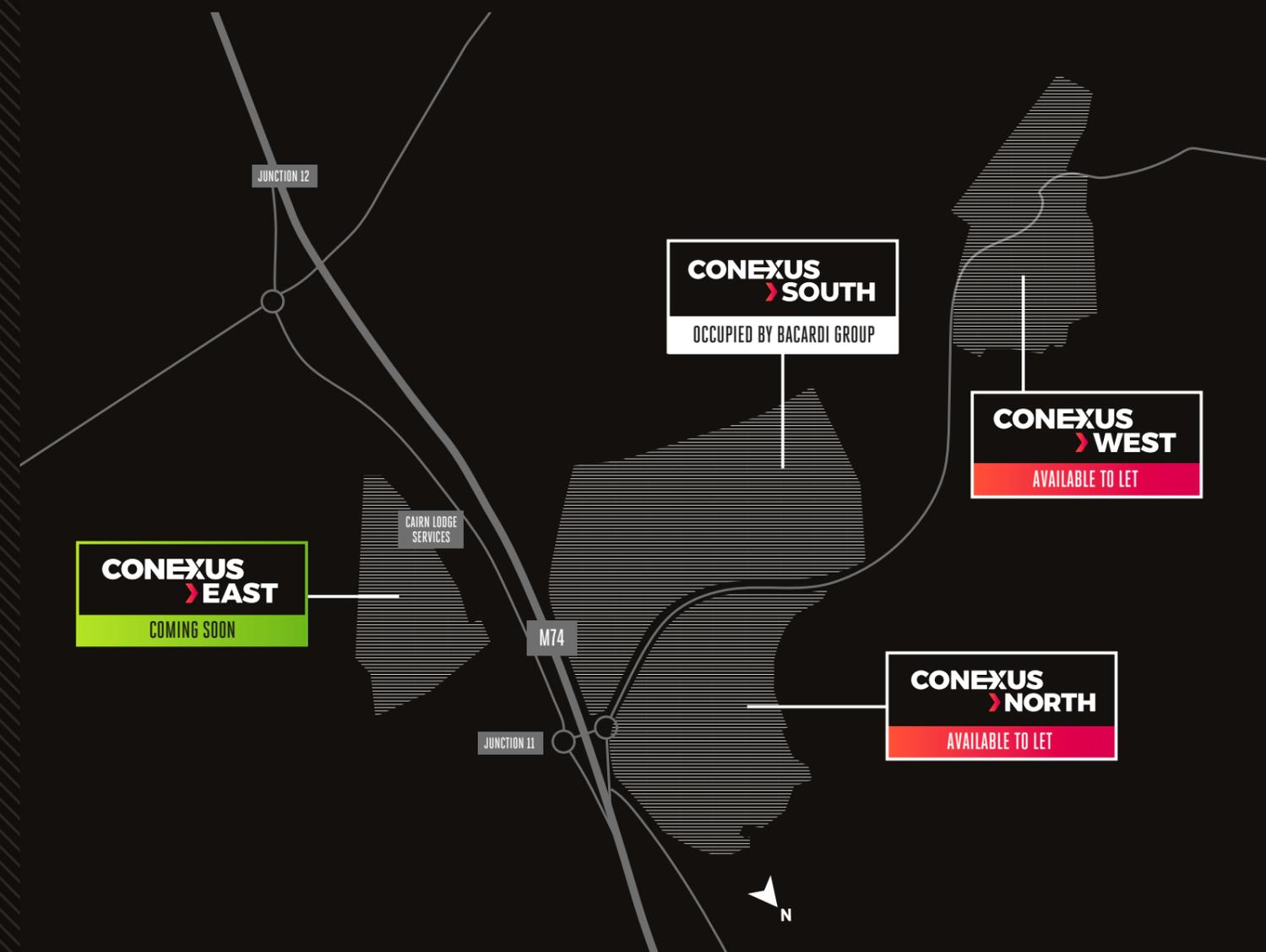
CONEXUS

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



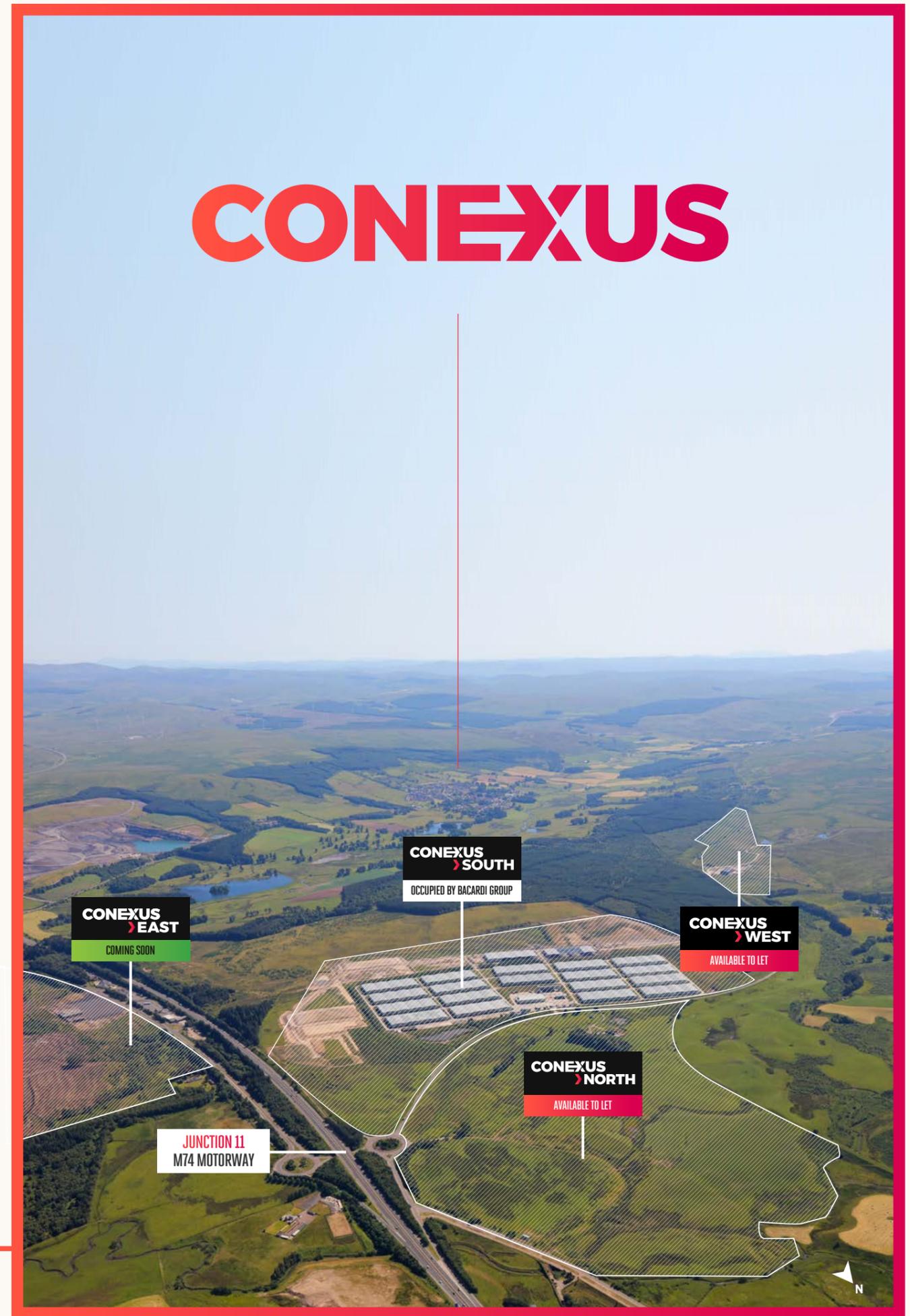
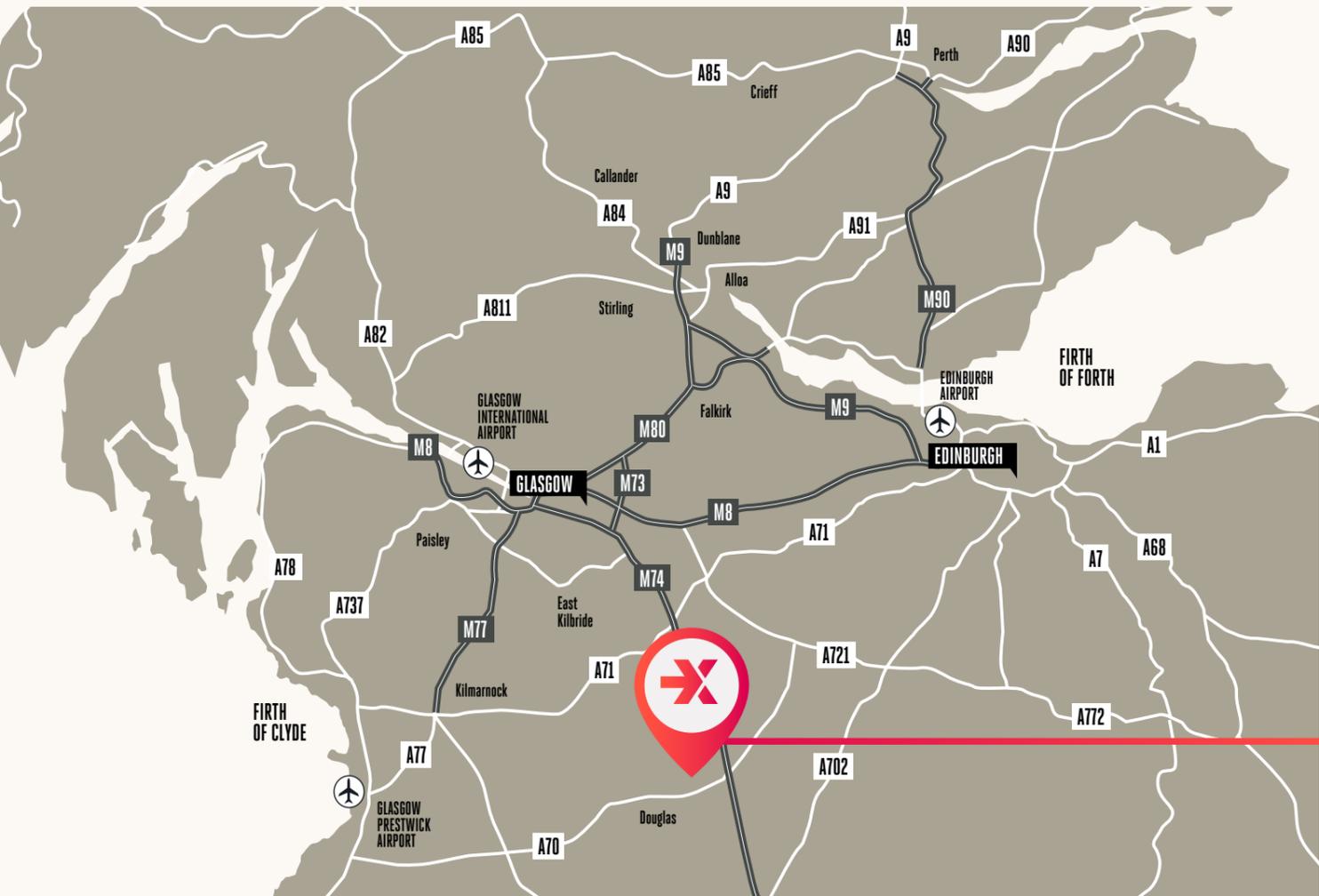


Superbly positioned at the crossroads of central Scotland, Conexus is strategically located in South Lanarkshire immediately adjacent Junction 11 & 12 of the M74 and the A70 accessing Edinburgh and Ayr.



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



Located on Junction 11 and 12 of the M74, the 70 acres of consented industrial land at Conexus West enjoys unparalleled connections to east, west and central Scotland as well as northern England. Conexus West welcomes all businesses with an aspiration to attract sustainably minded companies with an eye on net zero carbon targets, to optimise the sustainable power available from the onsite biomass CHP plant. The site would suit vertical farming, green hydrogen production, sustainable food and drink manufacture and storage.

Locally there is a pool of skilled labour available, and good schools set in a fantastic local environment for enjoying the fresh air and beautiful countryside.



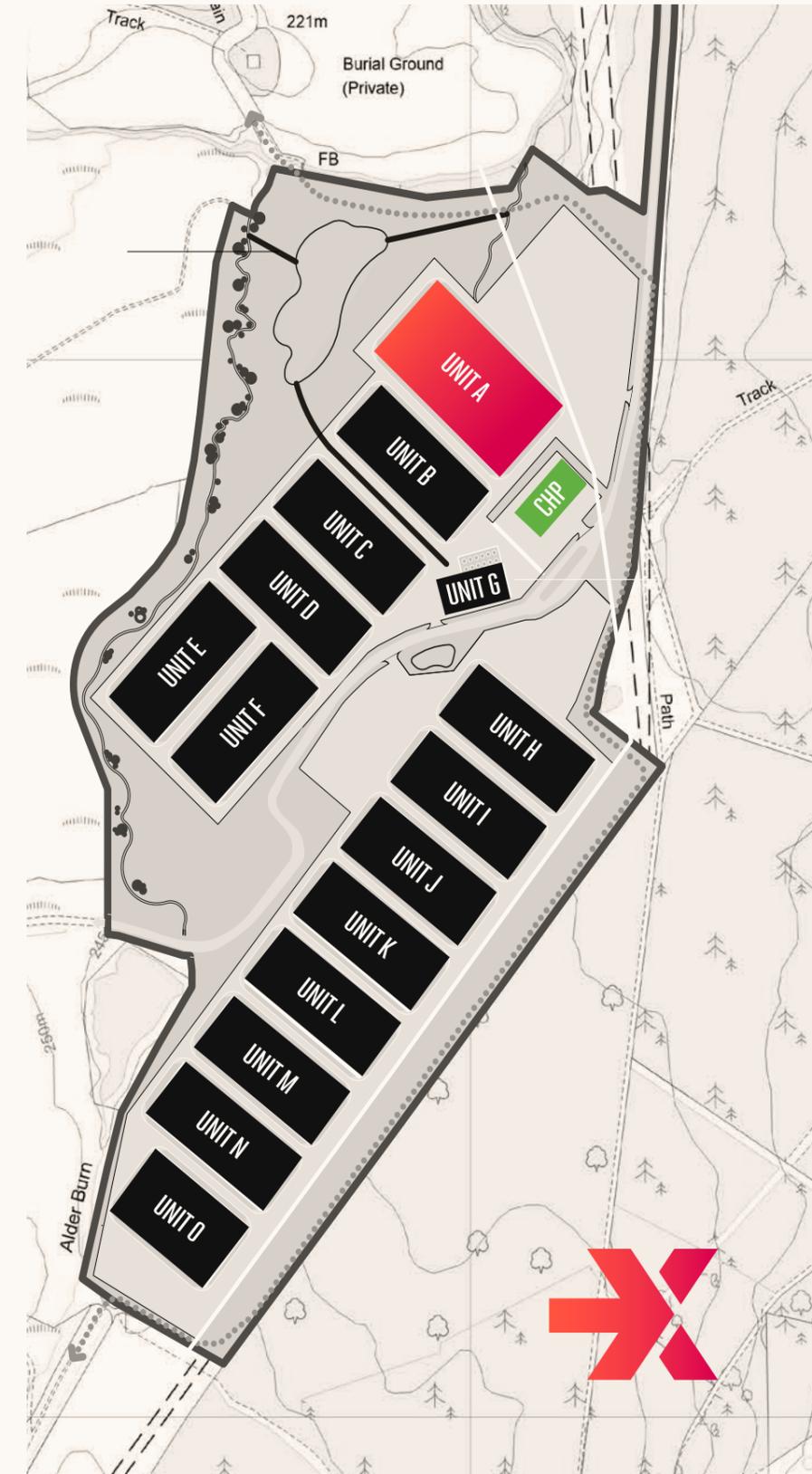
CONCEPT MASTERPLAN

UNIT A	160,000 SQ FT
UNIT B - F	90,000 SQ FT
UNIT G	20,000 SQ FT
UNIT H - O	90,000 SQ FT
TOTAL	1,350,000 SQ FT

CHP **RENEWABLE HEAT & POWER AVAILABLE AT WHOLESALE PRICES**

Get in touch with us to discuss the option to reconfigure the masterplan to suit your needs.

info@3renergy.co.uk



CONEXUS WEST IS HOME TO A BIOMASS CHP FACILITY THAT PRODUCES CONSTANT, RELIABLE HEAT AND POWER ALL YEAR ROUND

Thermal energy produced by the plant can be used to heat the premises of neighbouring eco-park occupiers as well as being utilised by cold stores and companies that require heat in the manufacturing process.

Electricity produced by the plant can also be supplied to neighbouring occupiers at heavily discounted rates. Businesses located at Conexus can therefore take advantage of low cost heat and power options in a strategic location.





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**FURTHER INFORMATION ON CONEXUS WEST
PLEASE CONTACT:**

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CONEXUS-SCOTLAND.COM

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