

TO LET / MAY SELL

WAREHOUSE / COLD STORE
3,378 SQ M (36,359 SQ FT)

BUILDING 2

100 INCHINNAN ROAD

BELLSHILL INDUSTRIAL ESTATE
BELLSHILL ML4 3NT



100 INCHINNAN ROAD

BELLSHILL INDUSTRIAL ESTATE
BELLSHILL ML4 3NT

LOCATION

The property is situated within one of Scotland's best distribution locations. Bellshill Industrial Estate is situated on the north west outskirts of Bellshill, adjacent to the A725 which connects the M8 to the M74. The M8 is the main motorway within the Central Belt of Scotland and connects Glasgow and Edinburgh. The M74 is the main route south and connects with the M6 at the border.

Bellshill Industrial Estate forms part of a larger industrial location including the Motherwell Food Park a short distance to the north and Righead Industrial Estate on the west side of the A725. The location is approximately one mile south of the Shawhead junction of the A8/M8. The property is located on the south side of Inchinnan Road at its junction with Mossbell Road, with the following distances to notable locations.

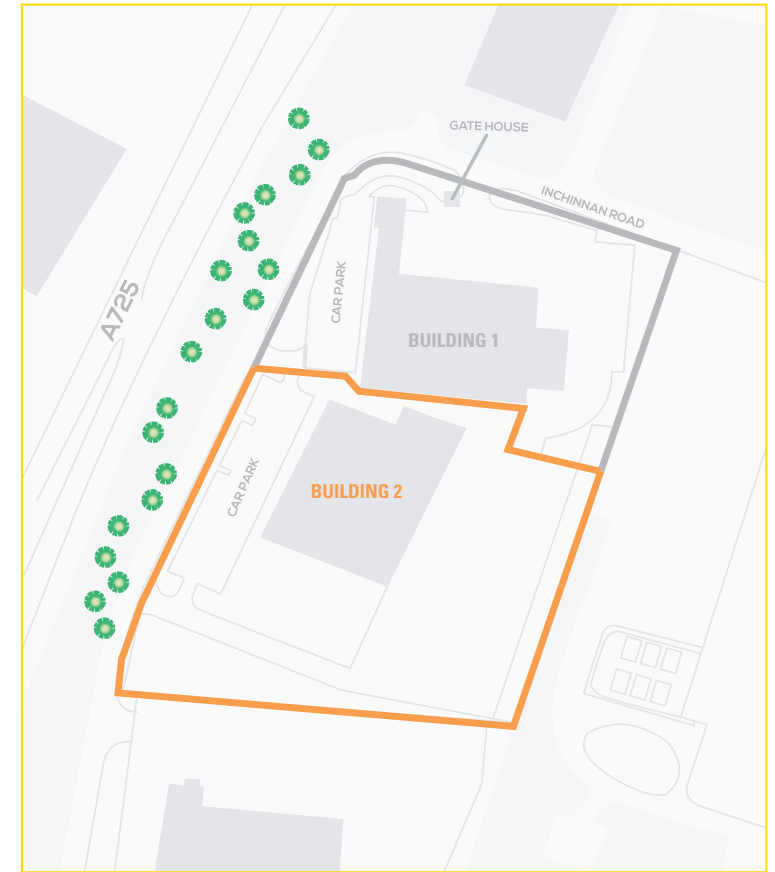
	Distance	Drive time
Glasgow	8 miles	10 minutes
Glasgow Airport	19 miles	22 minutes
Edinburgh	37 miles	50 minutes
Newcastle	140 miles	2 hours 20 minutes
Aberdeen	150 miles	2 hours 30 minutes
Manchester	206 miles	3 hours 20 minutes





DESCRIPTION

- Fully refurbished office and warehouse premises
- Generous, 47 metre deep yard
- Clear 7m eaves height internally with scope to increase by removing lowered ceiling
- 6 dock levelling loading bay doors
- Separate loading bay and warehouse areas
- Extensive mezzanine with two goods lifts
- Cold store operation can be refurbished on demand
- Numerous trailer locations throughout, most served by power
- HV substation on site
- EPC 'C' rating
- Generous parking provision
- Surplus land on site allows for future expansion



ACCOMMODATION

BUILDING	FLOOR	GIA (SQ M)	GIA (SQ FT)
Offices, canteen, etc	Grd & First	267	2,874
Loading area	Grd	819	8,821
Warehouse / cold store	Grd	1,681.3	18,097
Warehouse / cold store	Mezzanine	610.3	6,567
Total		3,377.6	36,359

100 INCHINNAN ROAD

BELLSHILL INDUSTRIAL ESTATE
BELLSHILL ML4 3NT

RATEABLE VALUE

The property's rateable value is currently £200,000 effective from 1st April 2017.

TERMS

Offers are invited for our client's heritable interest. Alternatively, our client will consider granting a leasehold interest for a term subject to negotiation.

Ryden.co.uk
0141 204 3838

Gregor Harvie

gregor.harvie@ryden.co.uk
0141 270 3173

Alan Gilkison

alan.gilkison@ryden.co.uk
0141 270 3138

**AVISON
YOUNG**

Craig Semple

craig.semple@avisonyoung.com
0141 305 6314

Avison Young and Messrs Ryden LLP for themselves and for 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 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 Avison Young or Messrs Ryden LLP has any authority to make or give any representation or warranty whatever in relation to this property. July 2018.