

## TO LET - INDUSTRIAL

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UNIT 19 DARROWS ESTATE

JOHN BRANNAN WAY, BELLSHILL, ML4 3HD



### KEY HIGHLIGHTS

- 1,536 sq ft
- Class 11 Use - Ideal for PT/Gym/Fitness Studio Use
- Available on FRI terms
- Located on popular and well-located industrial estate
- Highly convenient M8 & M74 motorway access

## SUMMARY

Available Size	1,536 sq ft
Rent	£14,000 per annum
Rates Payable	£0.04 per sq ft Some occupiers may be eligible for 25% rates relief, however, please refer to the Scottish Assessors Website.
Rateable Value	£13,200
Service Charge	£0.60 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Darrows Industrial Estate comprises 21 units within a self-contained secure site, bounded by a perimeter fence.

The estate is accessed via John Brannan Way and benefits from communal yard areas and dedicated car parking.

The units are terraced and of steel portal frame construction, with facing brick frontages and corrugated roof cladding incorporating roof lighting.

This particular unit has been refurbished to a high standard and would be an excellent ready made space for a gym/PT/Fitness Studio operator. The suite comprises a studio space suitable for yoga/pilates as well as a main gym/workout space, both with specialist gym flooring installed. New LED lighting throughout with dimmable switches within the yoga/pilates space. In addition to the above, there is a treatment room which is currently used as a physiotherapist space as well as adequate staff/kitchen area, WC's and shower facilities.

## LOCATION

Darrows Industrial Estate is strategically located immediately to the north of Old Edinburgh Road within the Bellshill area, next to Righead Industrial Estate and Strathclyde Business Park, just 10 miles east of Glasgow City Centre.

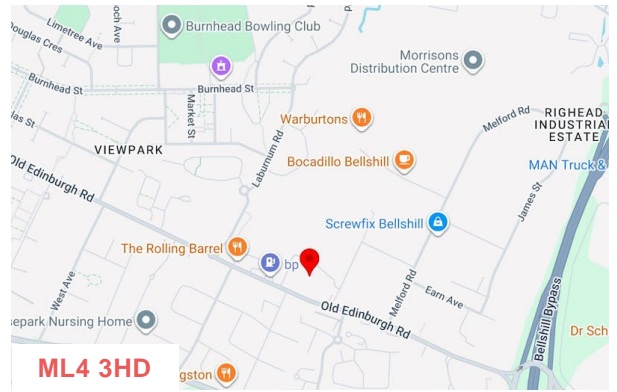
The estate benefits from immediate A725 access that connects with M8 and M74.

Bellshill railway station is a short walk away whilst the surrounding area is well serviced by local bus services.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 19	1,536	142.70	£14,000 /annum	Available
<b>Total</b>	<b>1,536</b>	<b>142.70</b>		



## VIEWING & FURTHER INFORMATION

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