



For Lease

5 Sholto Crescent, Bellshill Industrial Estate, Bellshill ML4 3LX

- Available To Let/For Sale
- 17,516 sq ft of warehouse and office space across two levels
- Established industrial location with excellent road connectivity
- Eaves height of 6m
- Large secure yard area



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Location

Bellshill is located 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh.

This prime industrial location, which lies immediately adjacent to a 4 way junction onto the A725 provides fast and easy access to the national motorway network.

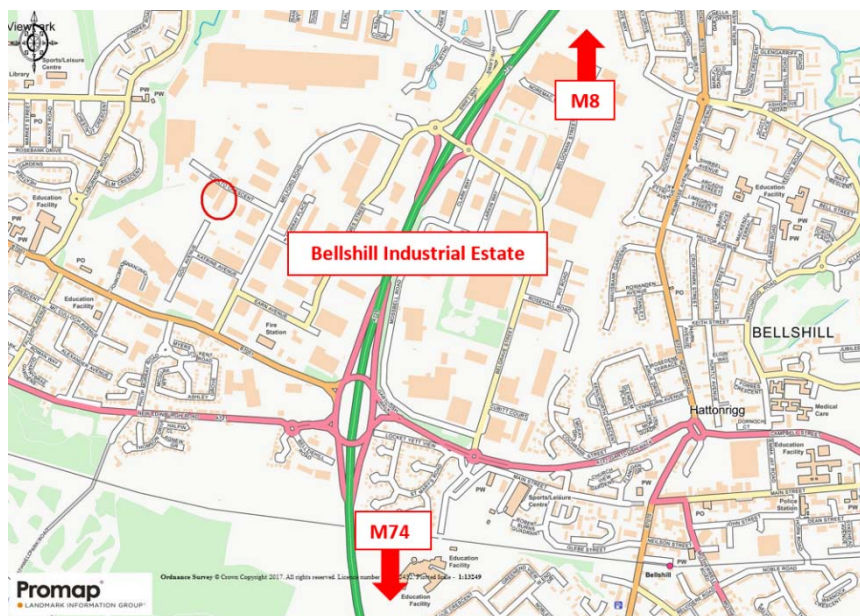
The property occupies a strategic location fronting Sholto Crescent within the popular and well established Bellshill Industrial Estate, which lies approximately 2 miles from the M8 and 1.5 miles from junction 5 of the M74.

Description

The property comprises a mix of warehouse and office space extending to approximately

Warehouse: 12,111 sq ft (1,125 sq m)
Office: 5,405 sq ft (502 sq m)
Total: 17,516 sq ft (1,627 sq m)

The unit is a detached property which is of steel frame construction with integral blockwork elevations. The unit benefits from a fully enclosed year area and car parking. Loading is via 5 dock loaders leading out to the yard. Heating and Lighting is provided throughout.



Tenure

The property is available to lease on Full Repairing and Insuring terms for a duration to be agreed by the parties or to purchase. Further details available upon request.

Rent/Price

On Application

Rateable Value

£111,000

Legal Costs

Each party will be responsible for their own legal costs, with any ingoing tenants responsible for any land and buildings transaction tax or registration fees.

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.

EPC

G Rating.

For lease/sale by Expressions of interest



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