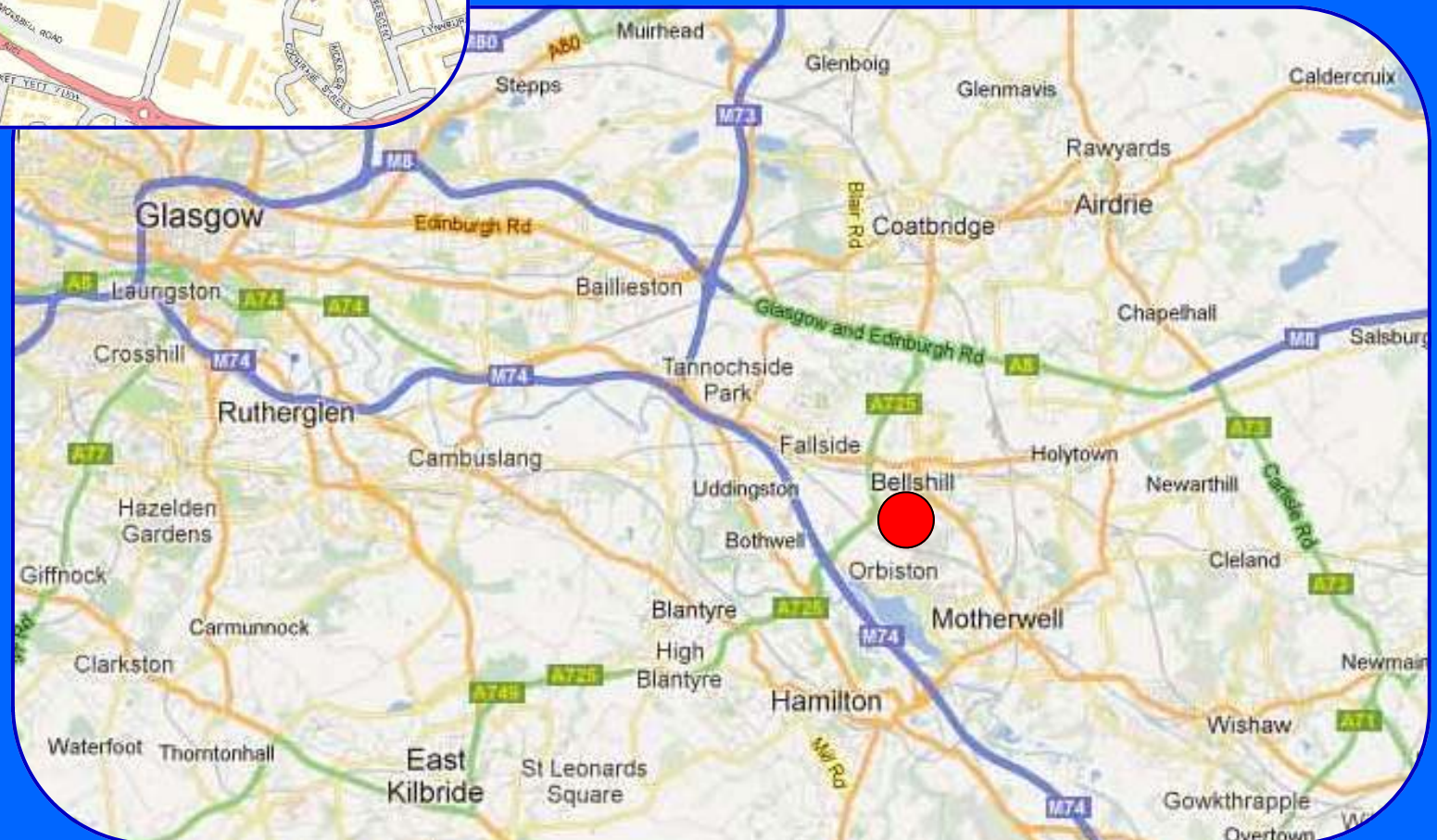
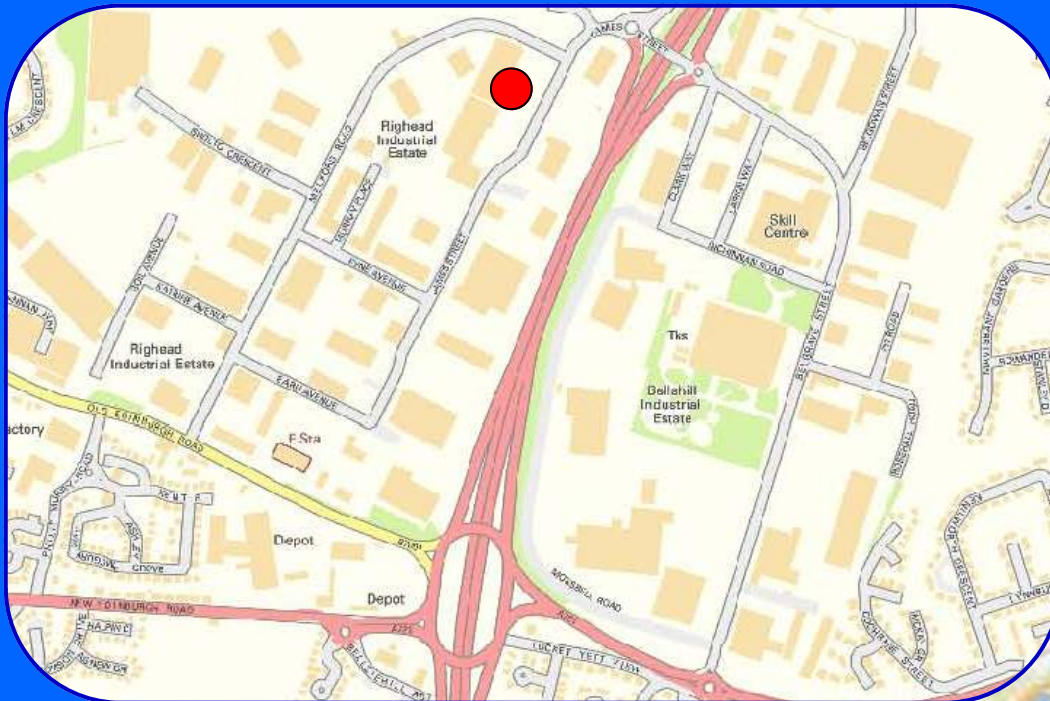


OFFICE ACCOMMODATION TO LET

Flexible Short to Medium Terms Available



21 MELFORD ROAD, RIGHEAD INDUSTRIAL ESTATE, BELLSHILL ML4 3LR



Location Plans

LOCATION

Bellshill is situated within North Lanarkshire, approximately 10 miles south-east of Glasgow,, 2 miles north-west of Motherwell, 3 miles north of Hamilton and 3 miles south of Coatbridge. The town has a resident population in excess of 14,000 persons.

The subjects lie adjacent to Morrisons' Scottish Regional Distribution Centre on the Righhead Industrial Estate in Bellshill and close to the successful Strathclyde Business Park as shown. The subjects benefit from excellent access to Central Scotland's motorway network via the A725 Bellshill Bypass to the M74, M73 and M8 motorways.

Occupiers in the area include ATS, Scania, Mercedes Benz Western Commercial, Strathclyde Transport, Howdens and DAF Trucks.

DESCRIPTION

The subjects offer modern flexible office accommodation over ground and first floor levels with potential for dedicated parking.

ACCOMMODATION

The subjects have the following approximate areas :-

| | | |
|--------------|--------------------|-----------------|
| Ground Floor | 3,836 sq ft | 356 sq m |
| First Floor | 4,364 sq ft | 405 sq m |
| Total | 8,200 sq ft | 761 sq m |

LEASE / RENTAL TERMS

The subjects are available as a whole or in part on a flexible short to medium basis.

Rental will reflect the size of individual letting and agreed specification of works associated with lettings of part only.

RATING

We understand from the Local Assessor's website that the subjects are to be separately assessed.

PLANNING

The subjects benefit from a Class 4 (office) use.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of this transaction.

FURTHER INFORMATION

For further information, please contact the sole letting agents.



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On behalf of



Wm Morrison Supermarkets plc

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Indicative Layout Plans

