

# 4

BELL DRIVE

Hamilton International Tech Park, Blantyre, G72 0FB  
Standalone Warehouse Building  
**4,893.20sq m (52,670 sq ft)**

**FOR SALE**



## Description

The subjects comprise modern standalone warehouse premises of steel portal frame construction clad with modern insulated panels. The roof is pitched with insulated profile sheeting incorporating translucent light panels.

The building is configured to provide warehouse accommodation with a large mezzanine and two floors of office accommodation complete with canteen, kitchen/tea prep area and male / female / accessible toilets. The full height warehouse element of the building is found to the rear of the subjects with access via 2 x drive in doors and is heated with a gas blower with lighting via sodium lighting units.

A large mezzanine is found within the warehouse, with a large goods lift, and could be stripped out by a prospective purchaser if required.

Well presented office accommodation runs the full width of the building at the front and is accessed off the main reception with stair and lift access. Suspended ceilings with Cat 2 lighting are found throughout the office and mezzanine space and benefit from air conditioning and are heated by a gas fired central heating system with wall mounted panel radiators.



Accommodation	sq m	sq ft
Ground Floor	2,925.16	31,486
1st Floor	1,968.04	21,184
<b>Total</b>	<b>4,893.20</b>	<b>52,670</b>

The total site area is approximately 2.14 acres with a low site coverage of approximately 56%. 150 car parking spaces are provided.



- ✓ Modern standalone warehouse building benefitting from 7.4m eaves
- ✓ Internally provides warehouse accommodation with large mezzanine and extensive office space
- ✓ 150 car parking spaces provided
- ✓ Total site area of 2.14 acres, low site coverage of 56% approx.
- ✓ Part income introducing with full vacant possession available in 2022
- ✓ 4,712 sq ft 8.95% of the total GIA is leased
- ✓ Excellent access to Motorway Network via the A725 East Kilbride Express Way

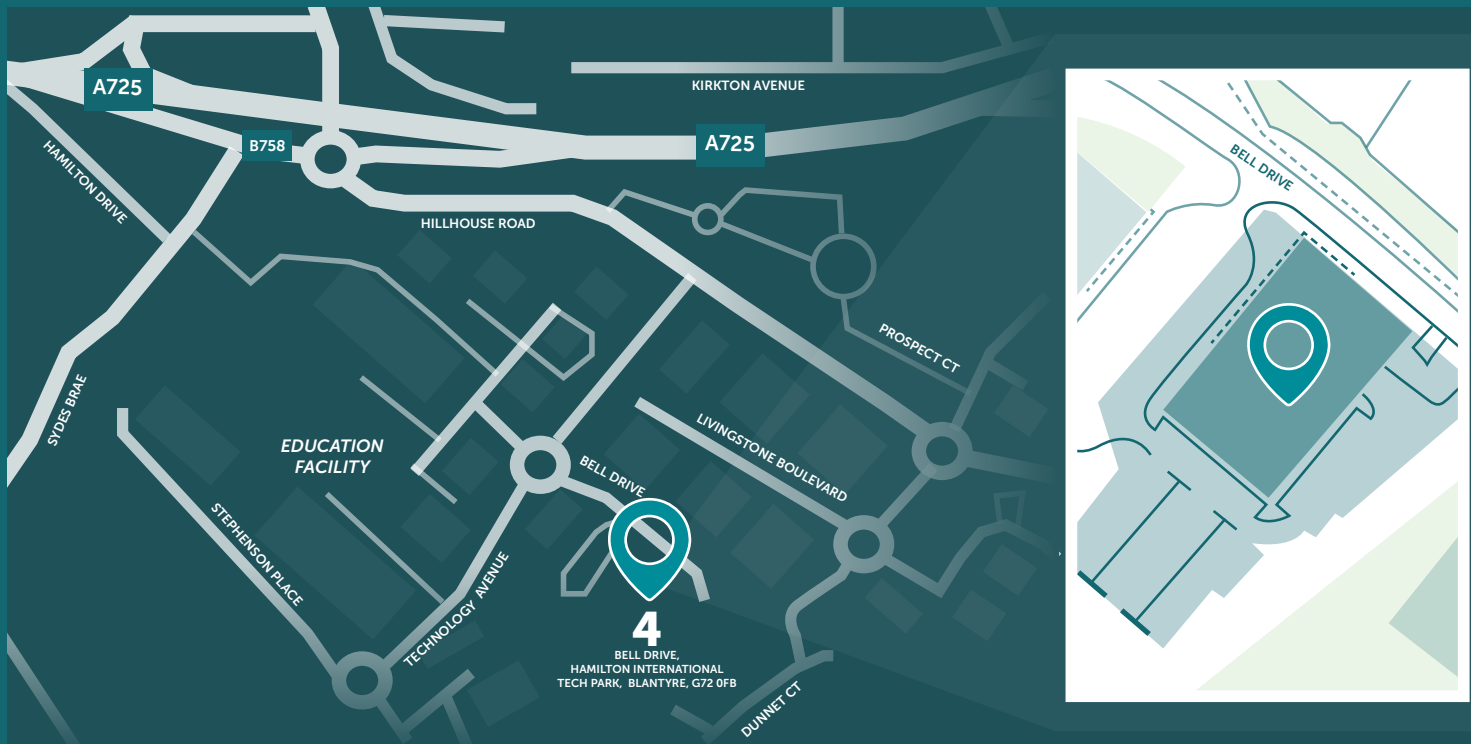
### Asset Management

The subjects are part incoming producing and currently generate £29,227 per annum. A copy of the tenancy schedule is available to seriously interested parties. Full vacant possession is available by 2022

### Rateable Value

Workshop	£261,000
Ground Floor Left	£12,100
Ground Floor Right	£15,400





## Location

4 Bell Drive occupies a convenient location within Hamilton International Technology immediately adjacent to the A725 East Kilbride Expressway that connects with the M74 via the Raith Interchange with M8, M80 & M73 motorway access found beyond. On site amenities are provided on the estate including a convenience store, nursery, café. Neighboring occupiers include University of the West of Scotland, Daysoft, Record UK,

### Asking Terms

Our client is looking to dispose of their heritable interest with quoting information available upon request.

- EPC available upon request.
- VAT will be payable on the purchase price.

### Viewing & Further Information:

**Gregor Brown**  
Tel. 0141 227 2375  
gbrown@geraldev.com

**Sven Macaulay**  
Tel. 0141 227 2364  
smacaulay@geraldev.com



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