

To Let

New High Quality Office Accommodation

2,000 to 5,500 sq ft

[186 to 511 sq m]

with generous on site car parking



BELGRAVE COURT

Bellshill, ML4 3NR





BEFORE FIT OUT



AFTER FIT OUT

Interior images show ground floor fit out. First and second floors are not fitted out, although packages are available on request.

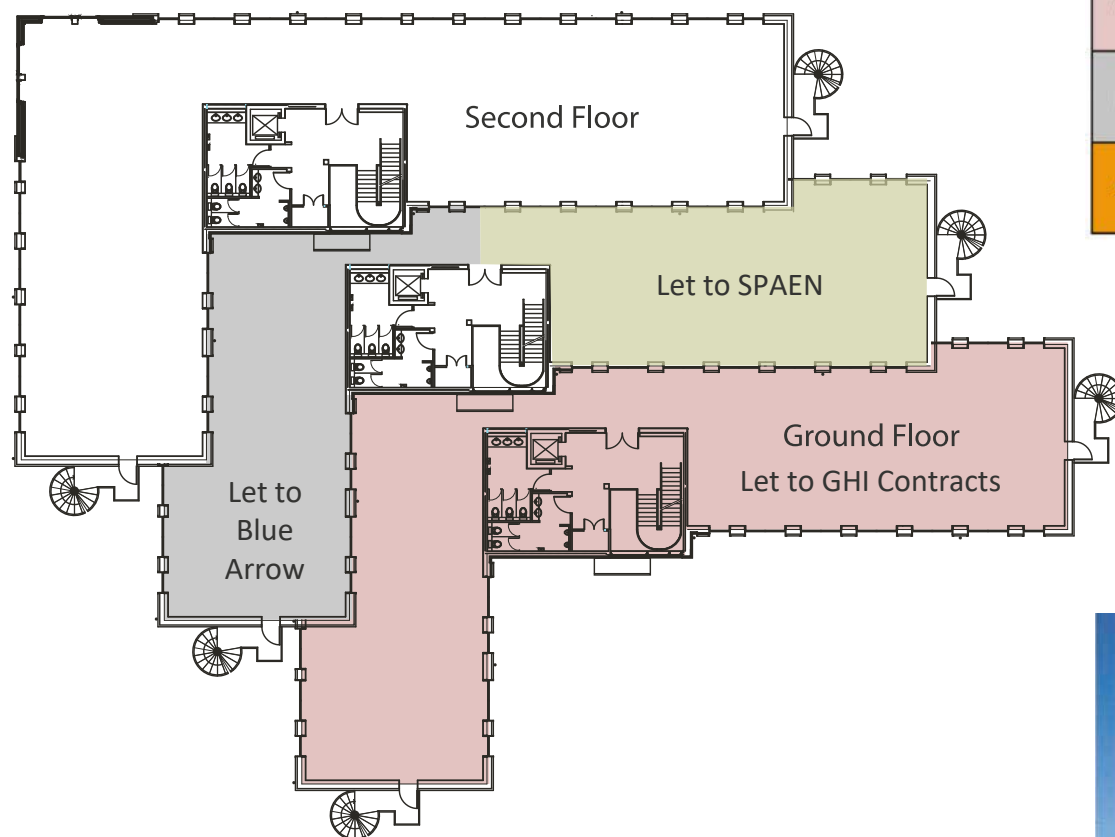
Belgrave Court has been built to the highest standards and provides an exceptional working environment in an out of town office location, just 12 miles from Glasgow.

Bellshill benefits from excellent road and rail connections and Belgrave Court is situated in close proximity to the M74, M73, M80 and M8.

Bellshill town centre offers a wide selection of retail facilities including a 24 hour Tesco Superstore only two minutes away by car. The Glasgow Fort Shopping Centre is also conveniently positioned only eight minutes away by car.

Surrounding Occupiers include: DHL, Devro, Hewlett Packard, William Grant & Sons, Virgin Media and Hilton Hotel.

- **Modern flexible open plan offices**
- **Generous on site parking (1:330 sq ft)**
- **Raised access flooring**
- **Fully DDA compliant**
- **8 person passenger lift**
- **Excellent security with CCTV, intruder alarm and video door entry system**
- **Space planning and fit out opportunities available**



Suites available as individual floor of 5,500 sq ft,
or sub divided from 2,000 sq ft

Ground Floor	Let to GHI Contracts	
First Floor	3,000 sq. ft Let to Blue Arrow	
	2,500 sq. ft Let to SPAEN	
Second Floor	5,500 sq. ft	511 sq. m

The flexibility of the floor plates allows an office suite to be created to meet tenants exact size criteria. Space plans are available on request.

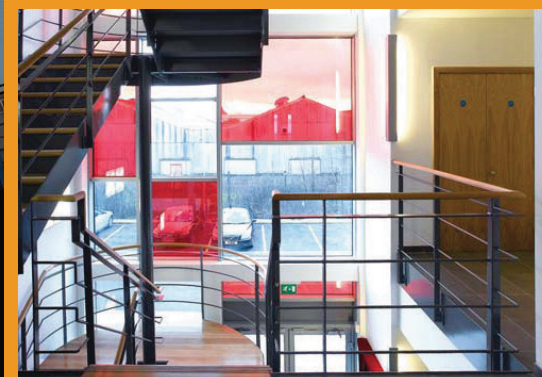
“ An exceptional place to work ”

Gordon Cairns

MD of GHI Contracts

Occupying all of the ground floor





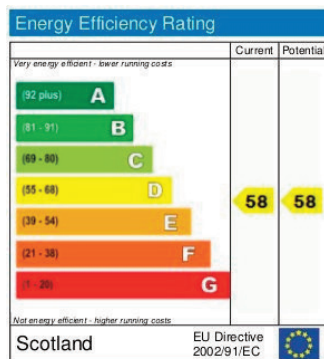
Terms

The premises are available to lease on FRI lease terms in suites from 2,000 sq ft. The lease terms are flexible.

There may be an opportunity to purchase and further information on this can be obtained from the agents GVA or DM Hall.

Each party to bear their own legal costs.

A service charge is payable and further details are available upon request.



DM HALL
CHARTERED SURVEYORS

Contact: Alister Gibson
or Jacqueline King
Tel: 0141 332 8615

GVA

Contact: Paul Broad
or Kate Anderson
Tel: 0141 300 8000

All premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of the vendor, DM Hall, GVA or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither DM Hall, GVA nor any of their employees or Agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. Publication date January 2018.