

BELGRAVE CENTRAL

M74 & SOUTH

A721

DHL

MUSIC & DANCE ACADEMY

CUBITT CRESCENT

BELGRAVE STREET

YODEL

DEVRO

BRAKES

MORRISONS

M8 / GLASGOW / EDINBURGH

A725

TO LET MODERN INDUSTRIAL UNITS FROM 144 SQ M (1,550 SQ FT)



BELGRAVE CENTRAL

BELLSHILL INDUSTRIAL ESTATE
GLASGOW ML4 3NP

Bellshill Industrial Estate is strategically positioned within the heart of the Scottish road network, straddling the A725 which links into the M74 with the M8 motorway. Bellshill is a well established, prime industrial location within the Central Belt, home to occupiers including Morrisons, Saint Gobain, TNT, DHL, Howden Joinery, Devro, Scania, Euro Carparts, ARCO, BSS, Yodel, Graham, Hillfoot Multi Metals and Screwfix.

A £500m Motorway Improvement Project is underway including upgrading the A8 to motorway status and the upgrading of the M8 Shawhead Junction and M74 Raith Interchange. These improvements are scheduled for completion by Spring 2017.

Belgrave Central is located just off Cubitt Court which links at its junction with Belgrave Street and in turn gives access to the A721 and A725 connecting into the M74 and M8 motorways.

DESCRIPTION

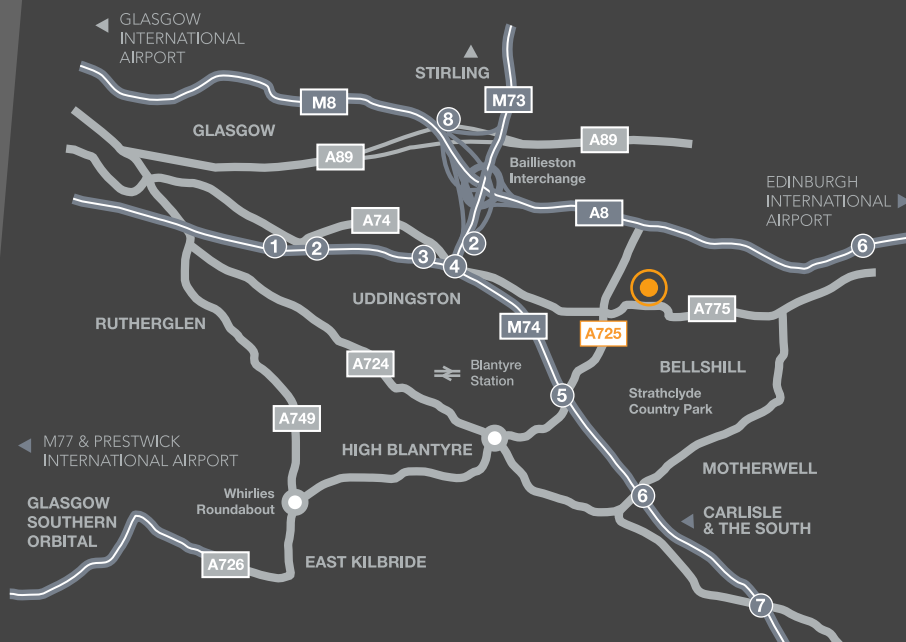
Built in 2008, the subjects comprise two terraces of modern high quality industrial units. Block 1 provides a total of 7 units (A – G) and a further 6 units (H – M) are set within Block 2.

The property has a shared yard area, dedicated car parking and vehicle turning circle at the end of both terraces. Unit A has its own private secure yard. The property sits within a secure site with perimeter fencing, security gates and CCTV.

The units are of a steel portal frame construction with profiled metal cladding to the walls and roof. The eaves height of the property is around 5 metres at the rear rising to 6 metres at the front.

Each unit has an electric roller shutter access door and 3 phase power supply. The specification also includes fluorescent strip lighting and toilet facilities.

The property sits on a site of approximately 1.55 acres (0.63 hectares) and provides a site coverage of 36%.



ACCOMMODATION

Current availability and occupational costs are listed within our Availability Schedule.

LEGAL COSTS

Each party shall be responsible for the payment of their respective legal costs incurred in any transaction and the tenant shall be responsible for the payment of Land and Buildings Transaction Tax and all other costs involved in registering the lease document.

VAT

VAT at the prevailing rate will be payable upon all rents and other charges as appropriate.

EPC RATING

Copies of the EPC's for the estate can be supplied to interested parties.

FURTHER INFORMATION

Viewing is available by appointment with the sole letting agent.



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