



TO LET

Warehouse/Office Accommodation
230 - 10,592 sq ft (21.4 - 984 sq m)

m seven
REAL ESTATE

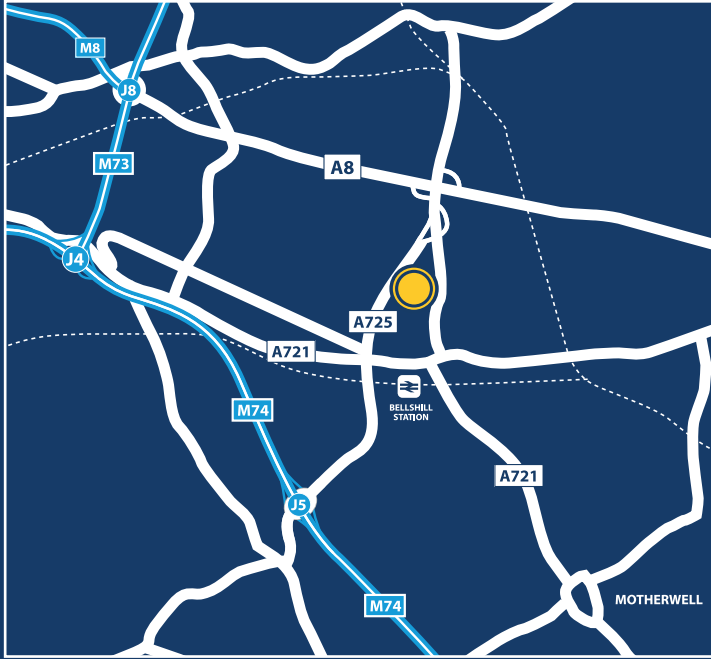
MOTHERWELL PARK

BELGRAVE STREET • BELLSHILL • ML4 3NP

- Flexible lease terms
- Competitive rents
- Popular location

MOTHERWELL PARK

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LOCATION

The park is located at the entrance to the Bellshill Industrial Estate immediately adjacent to the A725 in Bellshill to the south east of Glasgow. Transport links are excellent with immediate access to the A725 dual carriageway providing direct access to the M8 motorway between Glasgow and Edinburgh and also the M74, which is Scotland's main road link south. Glasgow International Airport is only 25 minutes' drive west via the M8 motorway, and Edinburgh International Airport is only 40 minutes' drive east.

DESCRIPTION

Ideally located at the focal point of Scotland's transport network, Motherwell Park is a modern estate which provides a mixture of industrial and office accommodation. The units provide traditional industrial accommodation of steel portal frame construction with blockwork infill and profile metal clad elevations. Block 20 offers dedicated office accommodation over ground and first floor level with suites ranging from 230 sq ft to 1,600 sq ft.

AVAILABILITY/ EPC

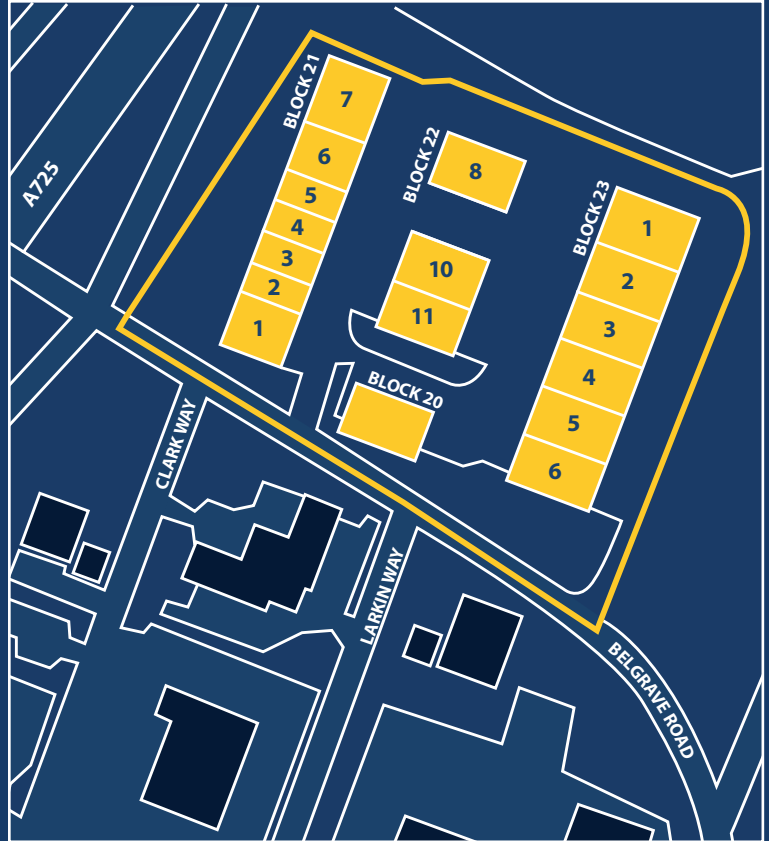
Please refer to the availability schedule.

LEASE TERMS

New full repairing and insuring leases are available for a term to be agreed between the parties.

BUSINESS RATES

Tenants will be responsible for paying all Local Authority charges. For further information on the rateable value of each available unit, please refer to www.saa.gov.uk.



VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

VIEWING ARRANGEMENTS

Viewings and additional information can be arranged through the joint letting agents.



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