

TO LET / MAY SELL

WAREHOUSE / DISTRIBUTION
3,113 SQ M (33,504 SQ FT)

BUILDING 1

100 INCHINNAN ROAD

BELLSHILL INDUSTRIAL ESTATE
BELLSHILL ML4 3NT



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LOCATION

The property is situated within one of Scotland's best distribution locations. Bellshill Industrial Estate is situated on the north west outskirts of Bellshill, adjacent to the A725 which connects the M8 to the M74. The M8 is the main motorway within the Central Belt of Scotland and connects Glasgow and Edinburgh. The M74 is the main route south and connects with the M6 at the border.

Bellshill Industrial Estate forms part of a larger industrial location including the Motherwell Food Park a short distance to the north and Righead Industrial Estate on the west side of the A725. The location is approximately one mile south of the Shawhead junction of the A8/M8. The property is located on the south side of Inchinnan Road at its junction with Mossbell Road with the following distances to notable locations:-

	Distance	Drive time
Glasgow	8 miles	10 minutes
Glasgow Airport	19 miles	22 minutes
Edinburgh	37 miles	50 minutes
Newcastle	140 miles	2 hours 20 minutes
Aberdeen	150 miles	2 hours 30 minutes
Manchester	206 miles	3hours 20 minutes



DESCRIPTION

The property comprises a purpose built distribution and warehouse facility with ancillary loading bay and plant rooms plus a two storey administration office. In addition, there is a vehicle workshop and wash bay plus fuel facilities, with the added facility / security of a guard's office at the entrance gates. The original warehouse and two storey office block were constructed in 1989 and have undergone a comprehensive refurbishment programme over recent months.



Building 1 is of steel portal frame construction with a plant room above the loading bay on the first floor. The building has a raised and reinforced concrete floor, and elevations are formed in profiled insulated cladding, which has been fully redecorated. Additional specification is as follows:-

- 11 metre eaves height
- 3 dock level loading doors
- LED strip units in the loading area and hi-bay, anti-glare LED lighting within the warehouse.
- Full height racking, mechanically operated mobile system, in the main warehouse
- Dedicated HV sub-station.
- Two storey office building with new carpets, suspended ceilings, acoustic tiles and LED panel lighting. Mix of cellular and open place space with air-conditioning in open plan areas. Double glazed, aluminium-framed windows throughout and gas fired central heating system.
- Separate vehicle workshop and wash bay with two storey office pod.
- A generous, tarmac car park providing ample parking.

- Separate lorry access to the main vehicle yard formed of concrete and providing up to 30 metres clearance from the building, with many trailer locations, most served by power.



ACCOMMODATION

BUILDING	FLOOR	GIA (SQ M)	GIA (SQ FT)	MINIMUM CLEAR HEIGHT	EPC
Office Block	Grd & First	450.47	4,849	N/A	B
Loading Bay	Grd	605.62	6,519	3.5m	
Plant Room	First	not measured		5m	
Warehouse	Grd	1,829.57	19,693	11.2m	
Vehicle Wash Bay	Grd	not measured		N/A	
Vehicle Workshop	Grd	227.00	2,443	N/A	
Total		3,112.66	33,504		

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RATEABLE VALUE

The property's rateable value is currently £150,000 effective from 1st April 2017.

TERMS

Offers are invited for our client's heritable interest. Alternatively, our client will consider granting a leasehold interest for a term subject to negotiation.

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