

To Let

Rosehall Industrial Estate

Bellshill, ML4 3NZ

From 1,873 sq ft / 174 sq m to 7,583 sq ft / 704 sq m



- Well located in Bellshill Industrial Estate, adjacent to the A725 & M8
- Units applicable for 100% Small Business Rates Relief
- Shared yard and car parking provision
- Office provision within each unit

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Location

The premises are located within Bellshill Industrial Estate, located on the A725 which links the M8 and M74.

The property has good public transport links with Bellshill railway station situated within 0.9 miles and numerous bus services operating on nearby Belgrave Street. There is a good level of local amenity with a McDonald's and Subway located at the nearby Junction of the A725. Strathclyde Business Park also holds a number of amenities and this is located on the opposite of the A725.

This location boasts many nationally and internationally recognised Industrial occupiers. Including DHL, Yodel, HSS Hire and Hewlett Packard among others.

Description

Terraced industrial units with the following features:

- Good level of office provision within
- Vehicular roller shutter door access
- Shared car parking and service yard
- Each unit is assessed below the threshold and would therefore benefit from 100% small business rates relief

Accommodation

We calculate the approximate Gross Internal Areas of the floors as follows:

	Sq ft	Sq m
Unit 2	1,889	175.5
Unit 3	1,873	174
Unit 4/5	3,821	355
Total	7,583	704.5

Energy Performance

The EPC for the property is available on request.

Rateable Value

The ingoing tenant will be liable for rates. Further information is available on the Scottish Assessor's Website – www.saa.gov.uk.

Asking Terms

Available on application.

VAT

All rent and other costs are quoted exclusive of VAT.

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT and registration dues applicable.



Viewing & Further Information

Strictly by prior arrangement only with Savills (UK) Limited.

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