



TRAVEL DISTANCES	
Eurofreight Terminal	3.8 miles
Glasgow	12 miles
Glasgow Airport	16 miles
Edinburgh Airport	30.6 miles
Edinburgh	37 miles



SAT NAV
ML4 3JA

A DEVELOPMENT BY J. SMART & CO

TO LET

BELGRAVE POINT

BELLSHILL INDUSTRIAL ESTATE, BELLSHILL



BELGRAVE POINT | BELLSHILL INDUSTRIAL ESTATE, BELLSHILL

GRANT ASSISTANCE

Grant assistance available subject to meeting certain criteria.

Further information available from <http://www.scottish-enterprise.com/fund-your-business/rsa.aspx> and www.businessgrants.gov.uk

TERMS

Our client will enter into new Full Repairing and Insuring leases. Further details on request.

FURTHER INFORMATION

For further information, please contact the joint letting agents:



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Disclaimer

These particulars do not form part of any contract, the letting agents, nor any of their partners, Directors, Employees or Agents are authorised to give or make any warranty or representation on behalf of any party. Whilst the information in particular is now given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters in which they intend to rely. All negotiations are subjects to contract.

1109

Designed by: Graffig | E: mail@grafig.com



BESPOKE DESIGN AND BUILD PACKAGES AVAILABLE

NEW HIGH QUALITY INDUSTRIAL/WAREHOUSE/DISTRIBUTION UNITS
UP TO 100,000 SQ FT (9,290 SQ M)

STRATEGIC LOCATION

FAST & EASY ACCESS TO M8 AND M74 MOTORWAYS VIA THE A725

SAT NAV: ML4 3JA



BELGRAVE POINT

M74

J5

A725

A725

WISEMAN DAIRIES | NAMPAK | DHL | DEVRO | MAN | BRAKE BROS | RENAULT | SOLAGLASS | TNT



EXAMPLE OF A TYPICAL J. SMART CONSTRUCTED BUILDING

LOCATION

Bellshill is located 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh.

This prime industrial location, which lies immediately adjacent to a 4 way junction onto the A725 provides fast and easy access to the national motorway network.

Belgrave Point occupies a strategic location fronting Belgrave Street within the popular and well established Bellshill Industrial Estate which lies approximately 2 miles from the M8 and 1.5 miles from junction 5 of the M74.

The surrounding area is primarily industrial in nature with nearby occupiers including DHL, Brake Bros., Drampak, Robert Wiseman Dairies, TNT, Ceva Logistics and Devro. Wm Morrisons Scottish Distribution Centre is also located in close proximity to the site, again providing testament to this strategic location.

THE DEVELOPER

J Smart & Co (Contractors) Plc is one of Scotland's most established and successful property developers.

The company has a proven track record in building high quality industrial and office buildings across Scotland with customers including Ceramic Tile Distributors (part of the Saint Gobain Group), Accident Exchange plc, Royal Mail, Clydesdale Bank, Speedyhire and City of Edinburgh Council.

THE DEVELOPMENT

Belgrave Point offers bespoke Design & Build opportunities where J Smart & Co (Contractors) Plc will work with companies to provide tailor made industrial, warehousing and distribution facilities to meet their specific requirements.

The buildings will be of high quality construction and will incorporate the latest environmental features. Typical specification includes:

- **Steel portal frame construction**
- **Min 6m eaves**
- **Min 30 Kn/m² floor loading**
- **Ground and dock level access**
- **3 phase power, gas, water and telecoms**
- **Offices & staff welfare facilities**
- **Dedicated parking**
- **Secure yards**
- **Landscaped environment**

