

# Block 22 Unit 10-11 Motherwell Park

BELGRAVE STREET, BELLSHILL INDUSTRIAL ESTATE, BELLSHILL, ML4 3NP

To Let - Industrial / Workshop - 10,549 sq ft



savills





### KEY HIGHLIGHTS

- Refurbished
- 24-Hour access
- LED Lighting
- 4x Electric roller shutter doors
- High level of estate management
- Close proximity to M74/M8 motorway
- Generous on-site parking/loading areas
- Occupiers include YESSS Electrical & Rexel

## 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 A72 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 M74 motorway and Edinburgh International Airport is only 40 minutes drive east.

## DESCRIPTION

Motherwell Park is a modern estate which provides terraced industrial accommodation. The units provide traditional industrial space with a steel portal frame construction with blockwork infill metal clad elevations.

Internally, Block 22 Unit 10-11 benefits from 4 electric roller shutter doors, three phase power, LED lighting and an eaves height ranging from 4.16m to 5.68m.



## ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

<u>Name</u>	<u>sq ft</u>	<u>sq m</u>	<u>Availability</u>
Block 22 Unit 10-11	10,549	980.03	Available





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Designed and produced by Savills Marketing: 020 7499 8644 | May 2024

## LEASE TERMS

The premises are available on new Internal Repairing & Insuring (IRI) lease terms. Please enquire direct to the agents for further information on costs.

## LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## RATEABLE VALUE

The property has a Rateable Value of £38,250 (April 2023) as listed on the Scottish Assessors Website ([www.saa.gov.uk](http://www.saa.gov.uk)).

## CONTACT

For further information please contact the letting agents on:

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