



HIGH QUALITY WORKSHOP/ DISTRIBUTION FACILITY

- GIA:- 1,596.90 SQM (17,189 SQ FT)
- PRIME INDUSTRIAL LOCATION
- EXCELLENT CONNECTIVITY TO THE M8 AND M74 MOTORWAY
- HIGH QUALITY SECURED YARD SPACE
- YARD – 0.5 ACRES
- TOTAL SITE AREA – 0.95 ACRES
- RENTAL/SALE PRICE: UPON APPLICATION

TO LET/MAY SELL

UNIT 1 & 2, BELGRAVE STREET, BELLSHILL INDUSTRIAL ESTATE, BELLSHILL, ML4 3NP

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**SHEPHERD**
COMMERCIAL

LOCATION

The subjects are located within Bellshill Industrial Estate, in the town of Bellshill. Bellshill is located 10 miles East of Glasgow City Centre and 38 miles to the West of Edinburgh and serves as one of the main industrial and distribution hubs of the central belt. Bellshill Industrial Estate sits immediately adjacent to the A725, which provides direct access to Junction 7A of the M8 Motorway to the North with the Raith Interchange to the south of the subjects, connecting to the M74 motorway and the South.

More specifically, the subjects are located on the southside of Cubitt Road which can be accessed via Belgrave Street. The immediate surrounding area has seen significant development within recent years, to include the erection of various industrial developments.

The subjects are located in an established business location with Righead Industrial Estate located to the West of the A725 and Strathclyde Business Park located to the north. The Euro Freight Terminal at Eurocentral is located within 10 minutes drive time.

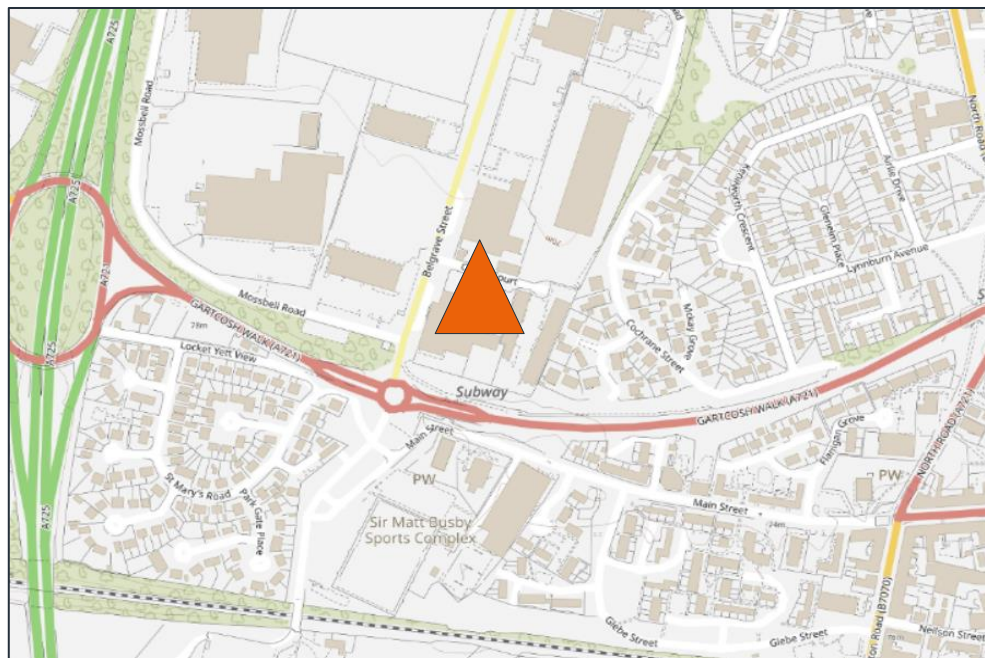
DESCRIPTION

The subjects comprise a high-quality workshop and distribution facility with a sizeable secured yard area.

The workshops are of steel portal frame with pitched, profile metal clad roofs incorporating translucent roof panels. Artificial lighting is provided via LED light fittings.

Vehicular access is gained via electric roller shutters with a pedestrian access door also present. Unit 1 has a minimum eaves height of 6.22m, with Unit 2 having a minimum eaves height of 3.65m respectively. The office facilities provide open plan accommodation with staff kitchen & W/C facilities in place.

The subjects are accessed via and benefit from a sizeable area of secured concrete yard, located directly in front of the main workshop/building. The yard area extends to approximately 0.5 acres and is bounded by steel palisade fencing.



RATING

The subjects are entered in the current Valuation Roll at £67,000.

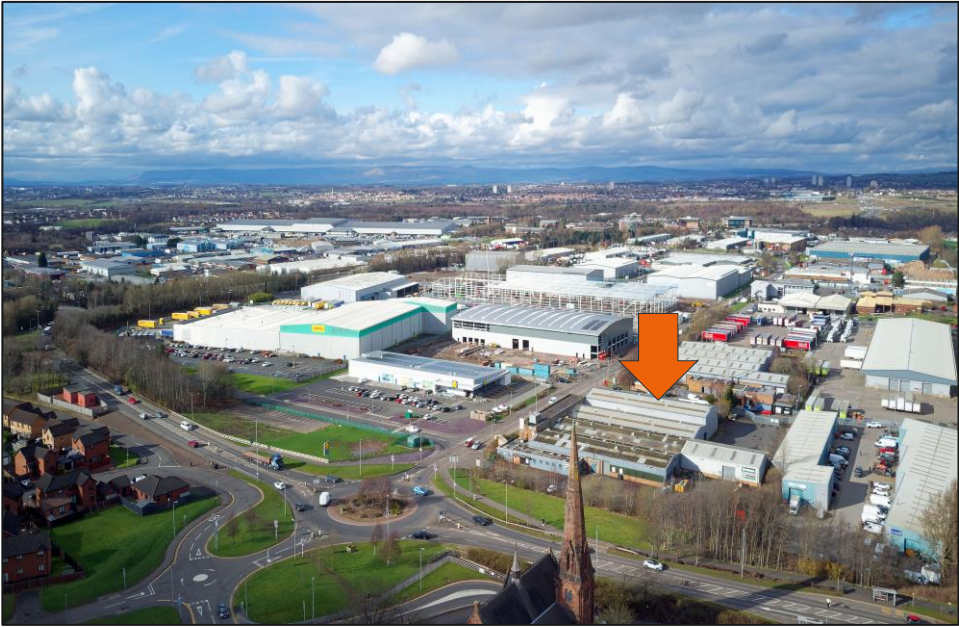
The rate poundage for 2022/2023 is £0.498 to the pound

ACCOMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects to extend to the following approximate Gross Internal Area:

	SQM	SQFT
Office	189.61	2,041
Unit 1	703.64	7,574
Unit 2	703.64	7,574
TOTAL	1,596.90	17,189

The site extends to a total area of 0.95 acres.



RENT/SALE PRICE

Upon application.

EPC

A copy of the EPC can be made available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

PLANNING

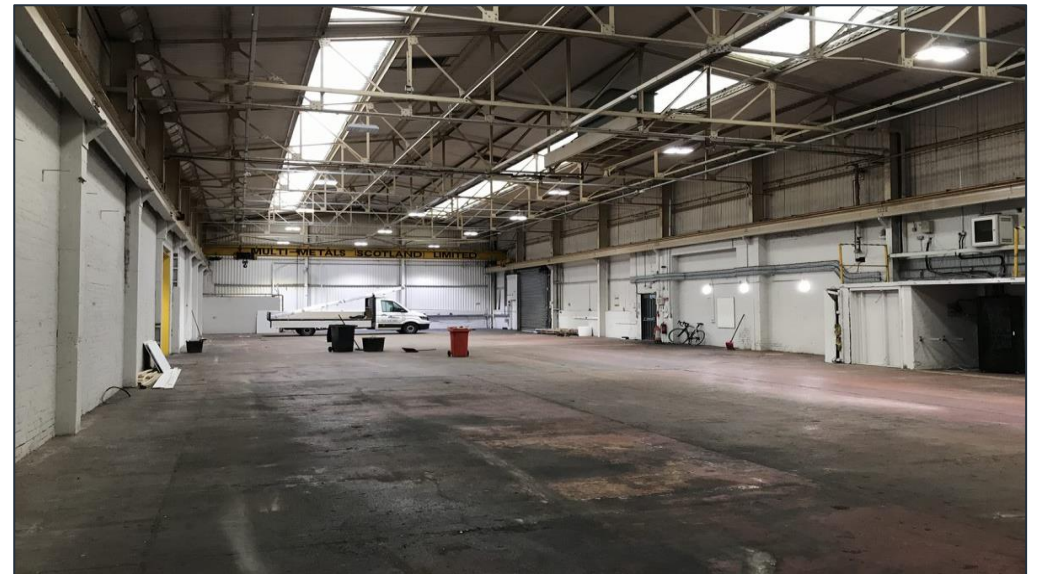
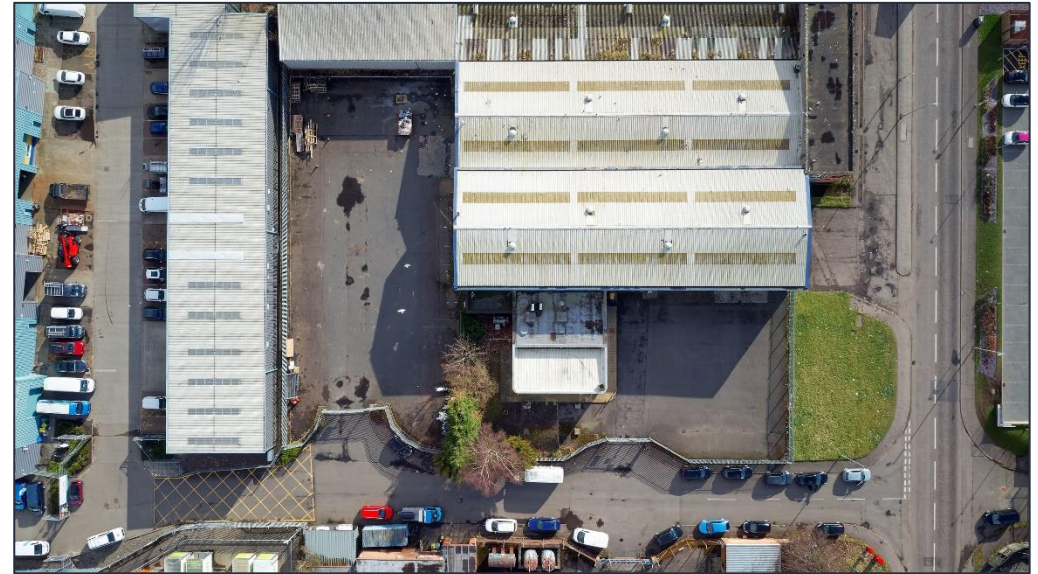
We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors: 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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