

TO LET

**10,603 SQ FT / 985 SQ M
MODERN INDUSTRIAL UNIT**

- Excellent connectivity, minutes drive from M8 & M74
- West of Scotlands premier industrial location
- Refurbished office accommodation
- 4.5m eaves
- 23m fully secure yard
- Available on a shorter term deal

6

Belgrave Street

Bellshill ML4 3NP



Excellent opportunity to lease a self contained industrial unit in Glasgow with generous yard

**GRAHAM
SIBBALD**



CONNECTIVITY

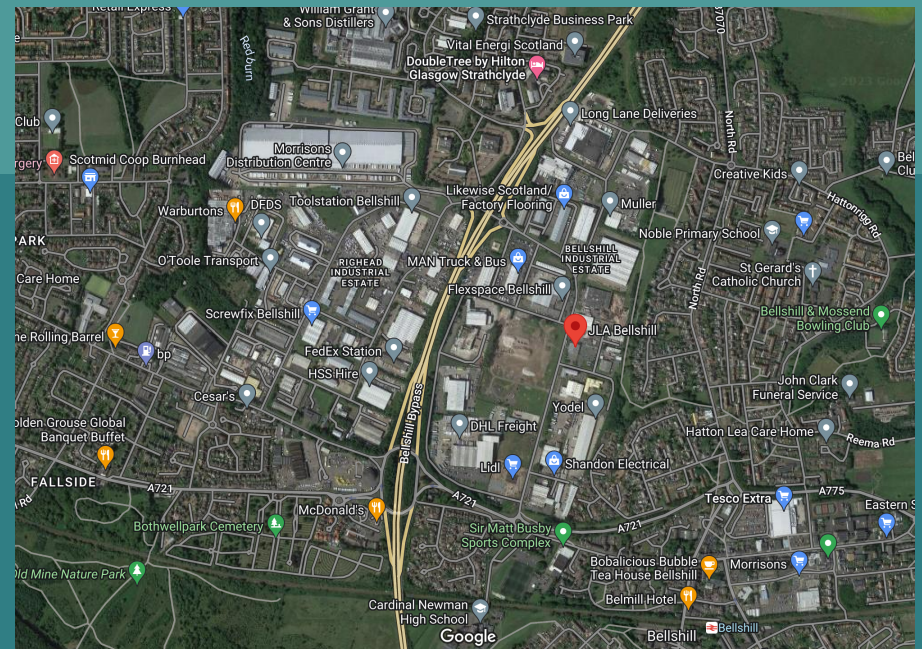


M8 + M74
2 MINS
DRIVE

The subjects are located on Belgrave Street in the heart of Bellshill, with prominent roadside elevations. Bellshill is commonly considered one of Scotland's premier industrial locations due to the town's unique access to both the M8 and M74. Accordingly, the area is well established as one of the prime spots for national industrial occupiers.

Other key benefits include the property being situated within 15 minutes' drive of Glasgow City Centre, as well as the wider national motorway network.

In recent years Belgrave Street has seen some of Scotland's most respected developers commence development due to the location's attributes.



The property comprises a ground level industrial building of steel frame construction with steel lanted roof and is located in Bellshill Industrial Estate. The property extends to approximately 10,603 sq ft consisting of a large warehouse with separately, recently refurbished offices and mezzanine, which provides a further 500 sq.ft. of storage space. The warehouse accommodation provides 4.5m eaves and 6.5m to the haunch, while the external yard provides a depth of 23m for ease of access and delivery.

**Large secure
yard compound**

The property currently benefit from an existing fit out within the warehouse including wracking. Should a future occupier wish to retain this, the exiting Tenant would be happy to discuss.

SPECIFICATION

LEASE TERMS

The property is currently Let on the following Lease Terms:

- 10 year lease from 1st July 2016
- Lease expiry **30th June 2026** (3.1 years remaining)
- Annual Rent - **£73,688 per annum**
- Equating to a **low rent of £6.95/sq.ft.**
- No further Rent Reviews

Available on a assignation from the Tenant, however our clients will also consider a Sub-Lease.

Subject to Head Landlords approval.



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RATEABLE VALUE

The subjects are entered into the current Valuation Role with an RV of £38,750

EPC

Available upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs.

VAT

All figures provided are exclusive of VAT.

RENT

Low passing rent of £6.95/sq.ft.

FURTHER INFORMATION

For information and details on viewing are available from the agents:



**GRAHAM
SIBBALD**

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