

TO LET / MAY SELL

WAREHOUSE / COLD STORE
3,378 SQ M (36,359 SQ FT)

BUILDING 2

100 INCHINNAN ROAD

BELLSHILL INDUSTRIAL ESTATE
BELLSHILL ML4 3NT



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LOCATION

The property is situated within one of Scotland's best distribution locations. Bellshill Industrial Estate is situated on the north west outskirts of Bellshill, adjacent to the A725 which connects the M8 to the M74. The M8 is the main motorway within the Central Belt of Scotland and connects Glasgow and Edinburgh. The M74 is the main route south and connects with the M6 at the border.

Bellshill Industrial Estate forms part of a larger industrial location including the Motherwell Food Park a short distance to the north and Righead Industrial Estate on the west side of the A725. The location is approximately one mile south of the Shawhead junction of the A8/M8. The property is located on the south side of Inchinnan Road at its junction with Mossbell Road, with the following distances to notable locations.

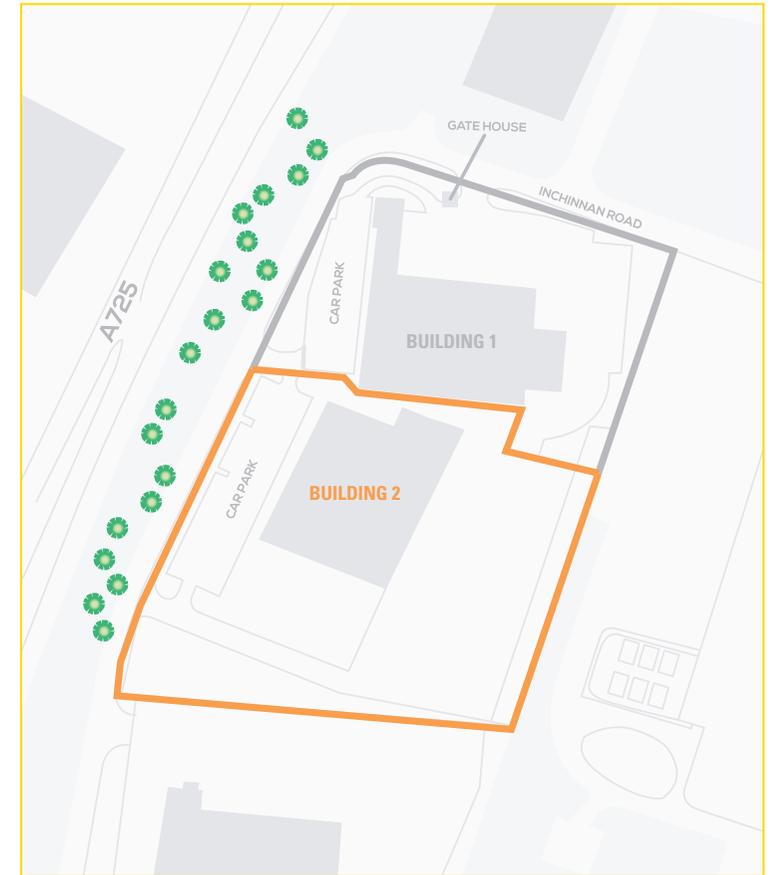
| | Distance | Drive time |
|-----------------|-----------|--------------------|
| Glasgow | 8 miles | 10 minutes |
| Glasgow Airport | 19 miles | 22 minutes |
| Edinburgh | 37 miles | 50 minutes |
| Newcastle | 140 miles | 2 hours 20 minutes |
| Aberdeen | 150 miles | 2 hours 30 minutes |
| Manchester | 206 miles | 3 hours 20 minutes |





DESCRIPTION

- Fully refurbished office and warehouse premises
- Generous, 47 metre deep yard
- Clear 7m eaves height internally with scope to increase by removing lowered ceiling
- 6 dock levelling loading bay doors
- Separate loading bay and warehouse areas
- Extensive mezzanine with two goods lifts
- Cold store operation can be refurbished on demand
- Numerous trailer locations throughout, most served by power
- HV substation on site
- EPC 'C' rating
- Generous parking provision
- Surplus land on site allows for future expansion



ACCOMMODATION

| BUILDING | FLOOR | GIA (SQ M) | GIA (SQ FT) |
|------------------------|-------------|----------------|---------------|
| Offices, canteen, etc | Grd & First | 267 | 2,874 |
| Loading area | Grd | 819 | 8,821 |
| Warehouse / cold store | Grd | 1,681.3 | 18,097 |
| Warehouse / cold store | Mezzanine | 610.3 | 6,567 |
| Total | | 3,377.6 | 36,359 |

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RATEABLE VALUE

The property's rateable value is currently £200,000 effective from 1st April 2017.

TERMS

Offers are invited for our client's heritable interest. Alternatively, our client will consider granting a leasehold interest for a term subject to negotiation.

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