

FIRST YEAR  
RATES FREE

# BELGRAVE

LOGISTICS PARK

5 BELGRAVE STREET, BELLSHILL ML4 3NP

# UNIT 3

AVAILABLE NOW



EPC RATING - A+  
BREEAM RATING - EXCELLENT

## PRIME INDUSTRIAL AND DISTRIBUTION UNIT

OFFICE GIA 3,105 SQ.FT, WAREHOUSE GIA 26,890 SQ.FT  
TOTAL GIA 29,995

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

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Unit 3

## LOCATION

The site extends to 6 hectares and is situated within the popular Bellshill Industrial Estate with excellent transport links and quick access to the A725 dual carriageway which provides direct access to the M8 motorway between Glasgow and Edinburgh and the M74 which is Scotland's main road link south.

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Glasgow international airport is only 25 minutes drive west via the M8 motorway and Edinburgh International airport is only 40 minutes drive east.

### Surrounding Occupiers

HSS Hire

YODEL

TNT

MAN

DHL

Nationwide Platforms  
A LOXAM Company

HOWDENS

SCREWFIX

Morrisons  
Since 1888





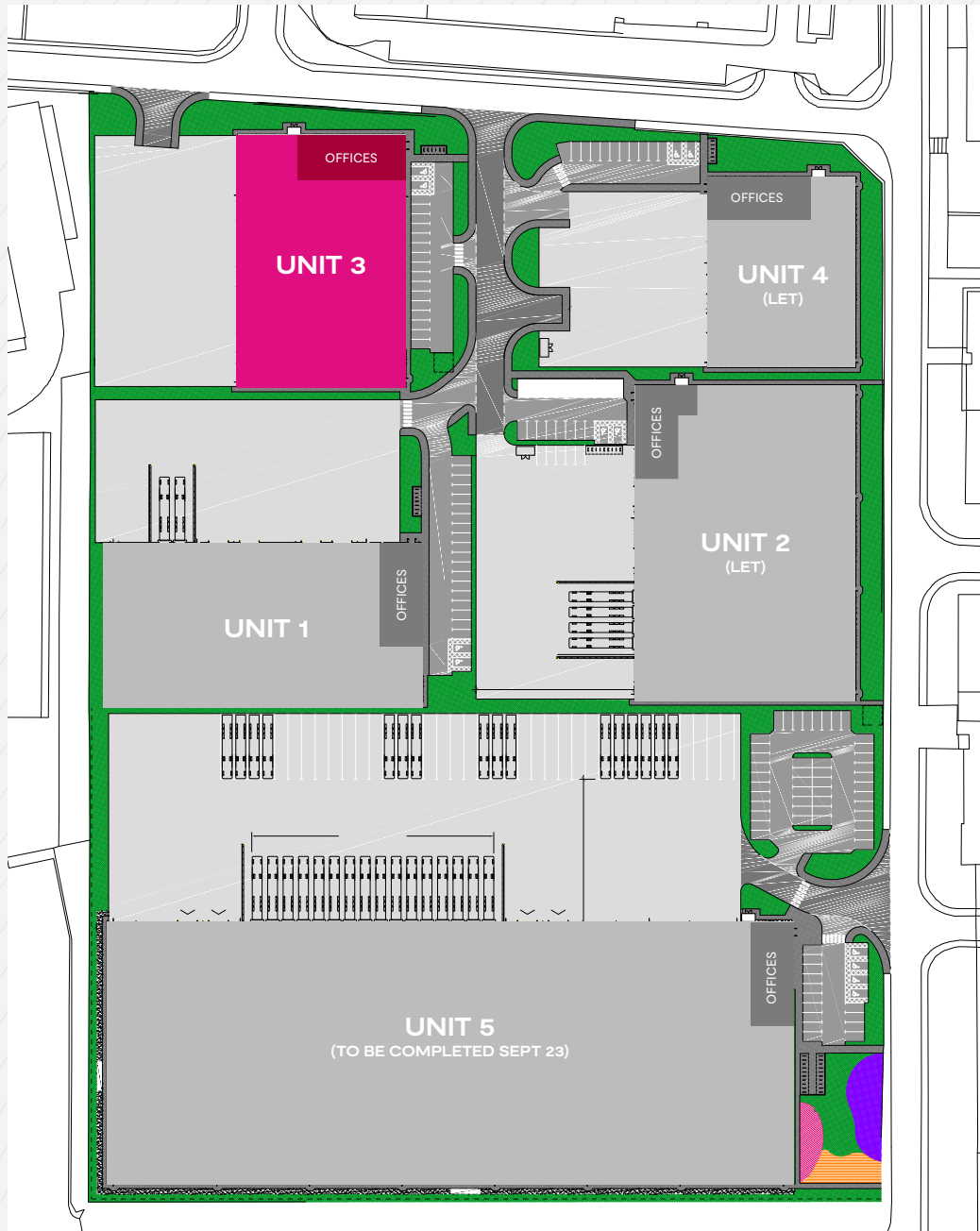
### Destination & Distance

Glasgow	12 miles
Edinburgh	36 miles
Stirling	27 miles
Aberdeen	148 miles
Carlisle	87 miles
Manchester	205 miles
Birmingham	280 miles



### Drive Time

- 1/2 hour drive time
- 1 hour drive time
- + 1 hour drive time



# UNIT 3

 CONSTRUCTION COMPLETED

## SPECIFICATION

Office GIA	3,105 SQ.FT
Warehouse GIA	26,890 SQ.FT
Total GIA	29,995 SQ.FT
Yard GIA	25,886 SQ.FT
Underside Haunch	8M
Level access doors	3Nr
Dock leveller doors	0Nr
Car parking spaces	18Nr
Electric charging points	2Nr 7kW dual charging posts
3 phase power supply	140KVA
EPC rating	A+
Yard Depth	37M
Floor Loading	50KN/M <sup>2</sup>















# GREEN CREDENTIALS



EPC Rating of A



2 electric car charging points



Solar photovoltaics panels providing a daily average of 46 KW per Hour.\*



Energy efficient LED lighting throughout



Daylight sensors to lighting



Occupancy / proximity sensors to lighting



Photocells to external lighting



All electric Heat recovery / air conditioning to offices



Water management flow restriction within toilets to conserve water

\*The daily average production will be approximately 46 KW per hour. All warehouse lights, if on and running, would require approximately 20 KW per hour. So, in essence, the PV panels will provide free lighting all day and with a surplus left over to power other electronic devices. Belgrave Logistics Park Unit E has been designed with an optimised building fabric design including 275m<sup>2</sup> of photovoltaic panels, resulting in a carbon-negative base build when calculated against the Section 6 (2015) building regulations compliance. Once fitted out, prospective building occupiers will benefit from significantly reduced electricity costs for the building compared to typical industrial developments and would make achieving EPC A more attainable.







Unit 5



## LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Any medium/long term lease will provide for periodic rent reviews.

## RENTAL

Information on the quoting rent is available on application.

## LEGAL COSTS

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

## ENERGY PERFORMANCE CERTIFICATE

EPC A+.

## VAT

All figures quoted are exclusive of VAT.

## RATEABLE VALUE

The properties will need to be assessed upon occupation.

### Gregor Harvie

T: 07765 255988

E: [gregor.harvie@ryden.co.uk](mailto:gregor.harvie@ryden.co.uk)

### Alan Gilkison

T: 07770 331525

E: [alan.gilkison@ryden.co.uk](mailto:alan.gilkison@ryden.co.uk)

**Ryden**.co.uk

### Andrew McCracken

T: 07775 813538

E: [Andrew.d.mccracken@jll.com](mailto:Andrew.d.mccracken@jll.com)



### Scott McPherson

T: 07596 316625

E: [Scott.mcpherson@jll.com](mailto:Scott.mcpherson@jll.com)

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