

# REEMA ROAD

INDUSTRIAL ESTATE

TO LET



## HIGH BAY, HEAVY ENGINEERING FACILITY

### UNIT E/F

Reema Road

Bellshill, ML4 1RR

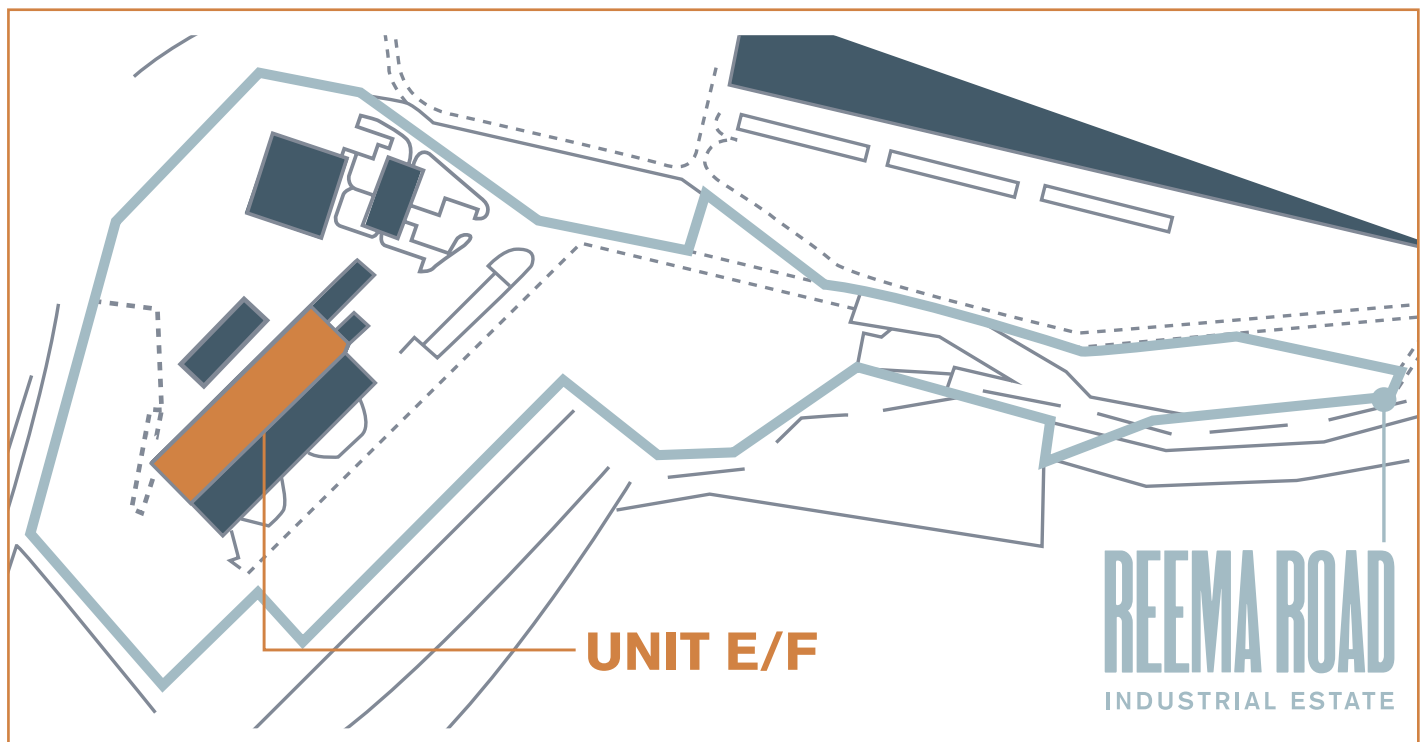
- 27,809 sq. ft. (2,583.5 sq. m.) GIA
- Gantry cranes: 2 x 10 tonnes & 1 x 20 tonnes
- Internal heights from 22 ¾ ft. (6.96 m)
- Three phase electricity supply
- Office accommodation
- Secure industrial estate





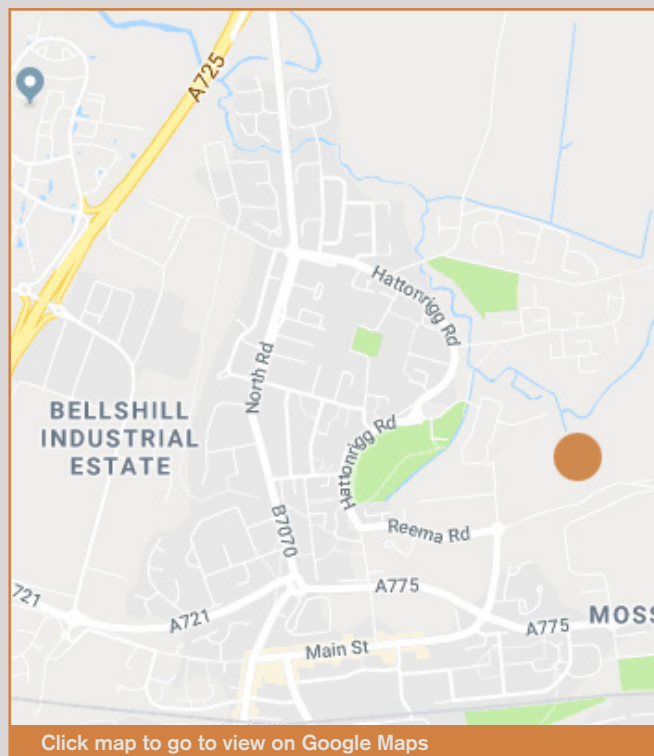
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## INDUSTRIAL ESTATE



### LOCATION

The industrial estate is situated to the north-east of Reema Road, approximately a ½ mile to the north east of Bellshill town centre and just over 1-mile from Bellshill Railway Station. Bellshill is centrally located around 13 miles to the east of Glasgow city centre and 30 miles to the west of Edinburgh. The surrounding area is a well-established industrial location overlooking the Mossend Railhead to the north and west. Reema Road links easily via the A775 and A721 to the A725 (Bellshill Bypass) and onwards to the M8 and M74 motorways at Junction 7a and Junction 5, respectively.

### DESCRIPTION

Reema Road Industrial Estate consists of six industrial properties with yard and parking facilities, all located within a secure site with keypad, out-of-hours entry, and 24 hours CCTV monitoring.

Unit E/F comprises high bay, heavy engineering space with single storey offices and staff facilities in a block attached to the front of the building. The industrial building is of steel portal frame construction with a concrete floor and three gantry cranes; two of 10 tonnes each and one of 20 tonnes. The property has clear internal heights to the underside of the gantries ranging from around 22¼ to 23½ ft (6.96 to 7.12 m) and roof apex heights of approximately 38½ to 44 ft (11.79 to 13.39 m). The industrial space is accessed via two large, electrically operated roller shutter doors in the front elevation, one at either end of the building.

While referenced as Unit E/F, there is no sub-dividing wall between the two sections of the building.

### ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and we calculate the gross internal area (GIA) to be approx. 27,809 sq. ft. (2,583.5 sq. m.).

This combined floor area can be broken down into the following parts:

Unit E	Industrial	15,737 sq. ft.	1,462 sq. m.
	Offices Etc.	1,859 sq. ft.	172.6 sq. m.
Unit F	Industrial	10,213 sq. ft.	948.9 sq. m.

### AVAILABILITY & OCCUPATIONAL COSTS

The property is available to lease in its entirety, on full repairing and insuring terms for a period to be agreed with an annual rent of £83,500. Further information on the estate service charge, insurance and utilities tariffs is available on request.

### ENERGY PERFORMANCE CERTIFICATES

The property has an EPC rating of 'C' and a copy of the certificate is available on request.

### NON-DOMESTIC PROPERTY RATES ETC.

The property's Rateable Value is £64,500 and the relevant uniform business rate (UBR) for 2018/19 is £0.51, rising to £0.516 from 1st April 2019 for 2019/20

The payment of property rates and water and sewerage rates will be the responsibility of the tenant and interested parties should make any enquiries direct to Lanarkshire Valuation Joint Board on 01698 476000.

Further information is also available at [www.saa.gov.uk](http://www.saa.gov.uk).

### LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction, with the ingoing tenant(s) responsible for Registration fees and any Land & Buildings Transaction Tax.

### DATE OF ENTRY

The property is available immediately upon agreement of a lease.

### VAT

All rent and outgoings are subject to VAT.



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### VIEWING

For further information or an appointment to view the property, please contact:



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