

TO LET - INDUSTRIAL

BLOCK 23 UNIT 1-2 MOTHERWELL PARK, BELGRAVE STREET

Bellshill Industrial Estate, Bellshill, ML4 3NP



Key Highlights

- 10,607 sq ft
- Through loading access with 4 electric roller shutter doors
- Full external estate refurbishment complete
- Excellent transport links to M8/M74 motorway
- Generous on-site parking/loading areas

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Description

Motherwell Park is a modern estate which provides terraced industrial accommodation. The units provide traditional industrial space with a steel portal frame construction with blockwork infill metal clad elevations.

Internally, Block 23 Unit 1-2 benefits from 4 electric roller shutter doors, three phase power and an eaves height ranging from 4.16m to 5.68m.

Location

The Park is located at the entrance to the Bellshill Industrial Estate immediately adjacent to the A725 in Bellshill, to the south east of Glasgow. Transport links are excellent with immediate access to the A725 dual carriageway providing direct access to the M8 motorway between Glasgow and Edinburgh and also the M74, which is Scotland's main road link south. Glasgow International Airport is only 25 minutes drive west via the M74 motorway and Edinburgh International Airport is only 40 minutes drive east. Surrounding occupiers include Sykes Seafood, BID Group and Rexel.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1-2	10,607	985.42	Available
Total	10,607	985.42	

Terms

The premises are available on a new Internal Repairing & Insuring (IRI) lease term.

Energy Performance Certificate

EPC available on request.

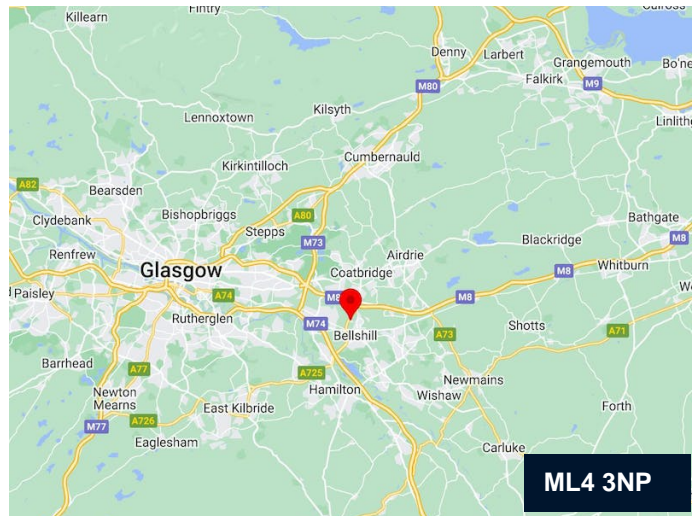
VAT & Legal Costs

All costs excluding VAT. Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

Business Rates

Rates payable: £19,671 per annum

(based upon Rateable Value: £39,500)



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