

# 3 MARION STREET

Bellshill, ML4 1EB



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents

## 3 MARION STREET



*McEwan Fraser Legal are delighted to present to the market this four-acre site situated in the popular location of Bellshill.*

The site is currently occupied by Strockweld Ltd a well known steel fabrication company who have been a local employer in the area for over forty years. Situated within the four acre site is a 25000 sq.ft well equipped factory. With the correct consents this site could also make a fantastic residential development for a larger developer.

## THE SITE

Access is via large steel gates which lead directly into a considerable-sized yard. The site is approx four acres in size and is vast enough that there is ample space for deliveries, storage and parking etc. There are five main, well equipped bays ranging from 1900 sq.ft to 2600 sq.ft ensuring capacity to carry out large contracts. The staff areas include three generously sized offices, board room, reception and kitchen area. There is ample storage throughout the factory as well as ladies and gents toilet facilities.

Included in the sale is a one story, detached building which sits just outside the boundary and was previously The Derby Inn public house. The owner has included the pub within the sale to give flexible options for access.



*"...Included in the sale is a one story, detached building which sits just outside the boundary and was previously The Derby Inn public house..."*

# THE BAYS

bay 1



# THE BAYS

bay 2



# THE BAYS

bay 3



# THE BAYS

bay 4

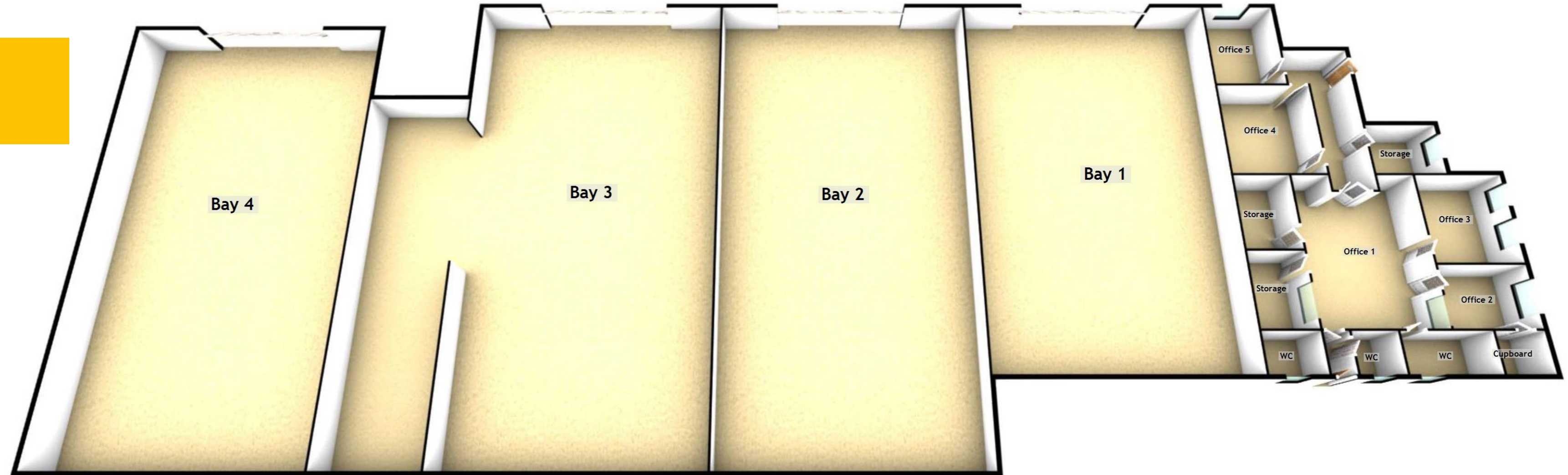


# FLOOR PLAN

## bays 1-4 & offices

Approximate Dimensions  
(Taken from the widest point)

Office 1	6.50m (21'4") x 5.00m (16'5")
Office 2	3.50m (11'6") x 2.60m (8'6")
Office 3	3.79m (12'5") x 3.50m (11'6")
Office 4	4.10m (13'5") x 3.91m (12'10")
Office 5	3.80m (12'6") x 3.00m (9'10")
Bay 1	18.02m (59'1") x 10.50m (34'5")
Bay 2	20.00m (65'8") x 10.60m (34'9")
Bay 3	23.33m (76'7") x 10.50m (34'5")
Bay 4	19.30m (63'4") x 10.60m (34'9")





# THE BAYS

bay 5



# FLOOR PLAN

## *bay 5 & office*

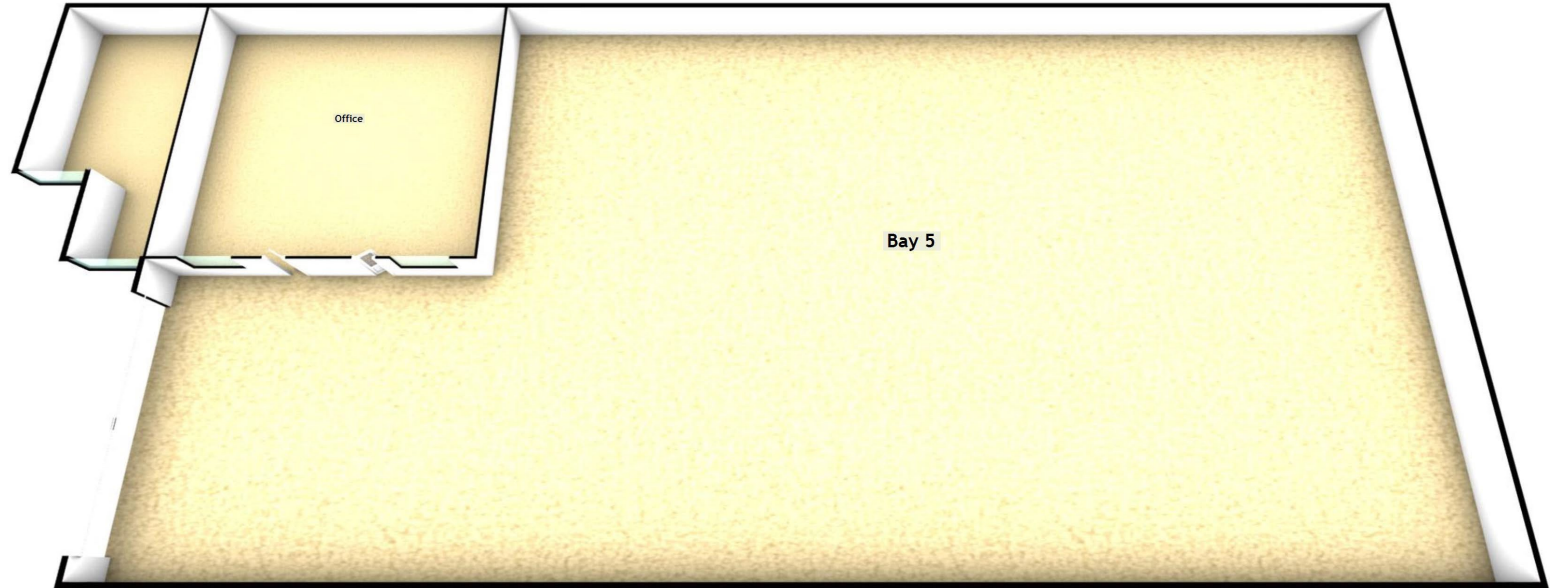
Approximate Dimensions  
(Taken from the widest point)

Bay 5 45.01m (147'8") x 21.00m (68'11")

Office 11.00m (36'1") x 10.00m (32'10")

SERVICES - GAS, ELECTRICITY AND MAINS WATER

TENURE - FREEHOLD



# THE SITE

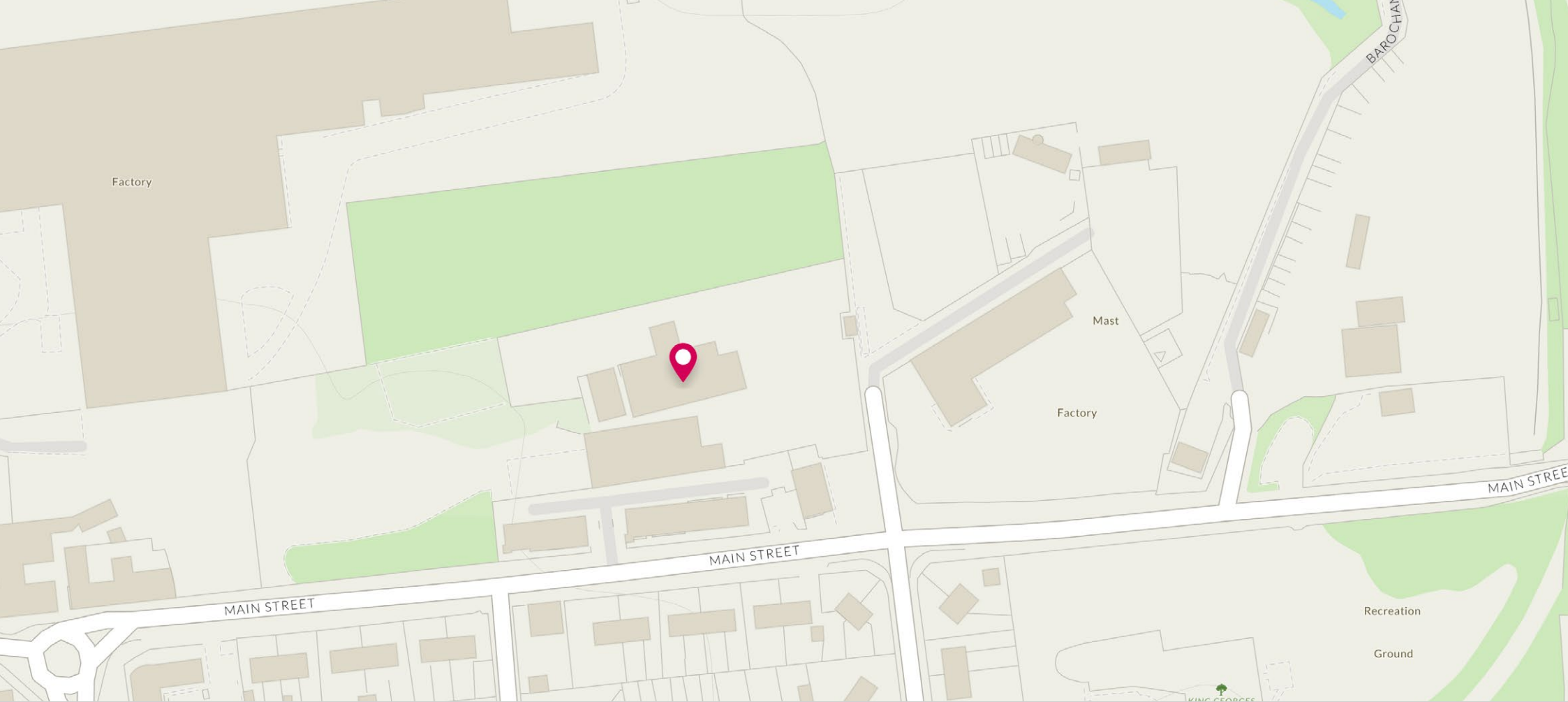
The location, size, quality and layout of the industrial space on offer makes it ideal for use as a central hub for any company trading, distributing, preparing or manufacturing or indeed an option for development.



# THE SITE



*"...the industrial space on offer makes it ideal for use as a central hub for any company trading, distributing, preparing or manufacturing or indeed an option for development..."*



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