

# Block 23 Unit 1-2 Motherwell Park

BELGRAVE STREET, BELLSHILL INDUSTRIAL ESTATE, BELLSHILL, ML4 3NP

**To Let - Terraced Industrial Warehouse**  
10,607 sq ft (985.42 sq m)



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### KEY HIGHLIGHTS

- 3-Phase Power Supply
- 4x Electric Roller Shutter Door
- Communal loading/car parking
- 4-5m Eaves
- Fully refurbished May 2025

## 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.

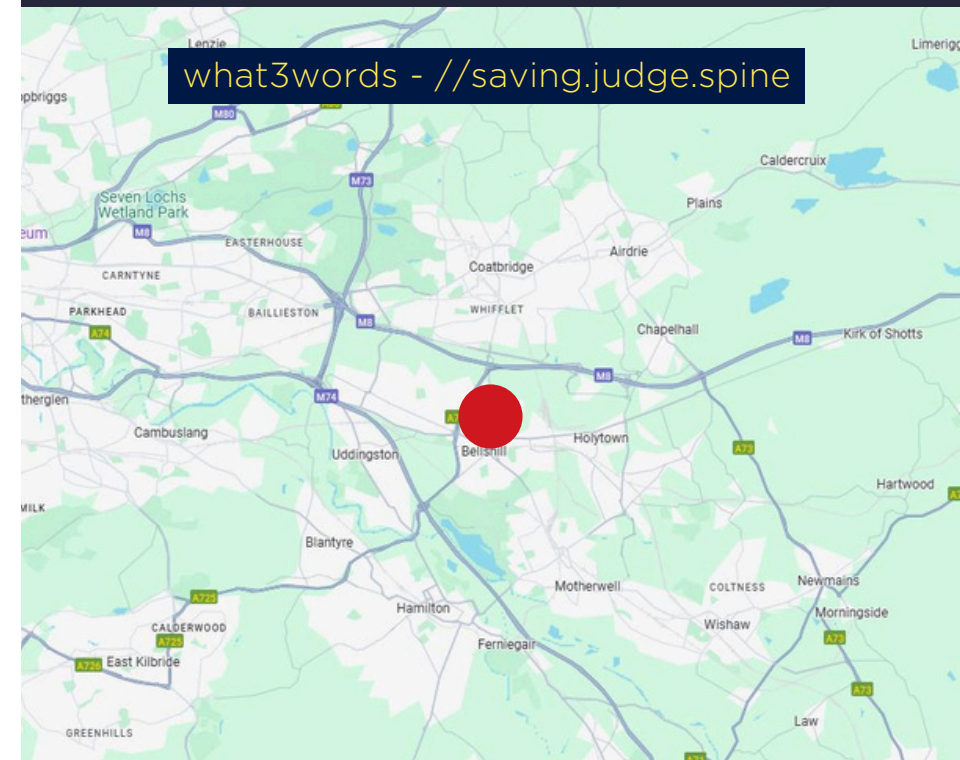
Glasgow International Airport is only 25 minutes drive west via the M74 motorway and Edinburgh International Airport is only 40 minutes drive east. Surrounding occupiers include Sykes Seafood, BID Group and Rexel.

## 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, LED Lighting and an eaves height ranging from 4.16m to 5.68m. The unit was fully refurbished in May 2025.







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## ACCOMMODATION

The accommodation comprises of the following areas, measured in accordance with the RICS code of measuring practice (6th Edition) on a Gross Internal Area (GIA) basis:

Name	sq ft	sq m
Block 23 Unit 1-2	10,607	985.42

## LEASE TERMS

The property is available on a new Internal Repairing & Insuring (IRI) lease term.

## LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax (LBTT) and VAT thereon.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## RATEABLE VALUE

The property is entered in the valuation role as: £39,500 (April 2023).

## CONTACT

For further information please contact the letting agents on:

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