

TO LET - INDUSTRIAL

UNIT 35 - FLEXSPACE

BELGRAVE STREET, BELLSHILL, ML4 3NP



KEY HIGHLIGHTS

- 12,084 sq ft
- End-terraced industrial premises
- Eaves height 4.2m rising to 6.1m
- Superb connectivity to Scottish Motorway Network
- Located within the popular and well established Bellshill Industrial Estate
- Flexible terms available
- 2x Vehicle access doors

SUMMARY

Available Size	12,084 sq ft
Rent	£59,000 per annum
Rates Payable	£2.84 per sq ft
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Well-presented warehouse accommodation of steel portal frame construction surmounted by an over-clad roof.

Externally benefits from electrically operated vehicle access doors of 3.6m wide by 4.4m tall.

Internally provides well-presented open plan accommodation complete with male and female WC’s.

LED lights throughout.

Mains supplies to 3 phase, gas and water provided.

LOCATION

Bellshill Industrial Estate is situated approximately 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh benefitting from highly convenient access to the Scottish Motorway Network.

The subjects form part of Flexspace set within a secure setting bound by Belgrave Street, Inchinnan Road and Larkin Way with main access provided via Larkin Way.

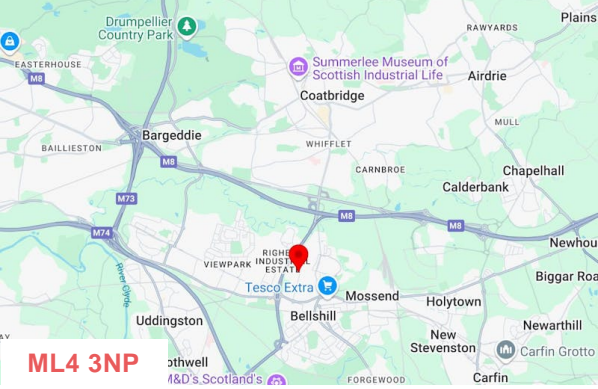
The A725 connects with the M8 and M74 a short distance to the north and south whilst Bellshill town centre is a 5-minute drive away providing various eating and shopping amenities.

Neighbouring occupiers include Wolseley, Inspired Gaming and Rexel.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 35	12,084	1,122.64	£59,000 /annum	Available
Total	12,084	1,122.64		



VIEWING & FURTHER INFORMATION

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