

UNIT 1
AVAILABLE NOW
FIRST YEAR RATES FREE

OFFICE GIA 3,090 SQ.FT,
WAREHOUSE GIA 32,007 SQ.FT
TOTAL GIA 35,097 SQ.FT



EPC RATING - A+
BREEAM RATING - EXCELLENT



BELGRAVE
LOGISTICS PARK

**PRIME INDUSTRIAL AND
DISTRIBUTION UNIT**

5 BELGRAVE STREET, BELLSHILL ML4 3NP

LOCATION

The site extends to 6 hectares and is situated within the popular Bellshill Industrial Estate with excellent transport links and quick access to the A725 dual carriageway which provides direct access to the M8 motorway between Glasgow and Edinburgh and the M74 which is Scotland's main road link south.

The site is situated within the popular Bellshill Industrial Estate with excellent transport links and quick access to the A725 dual carriageway which provides 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 M8 motorway and Edinburgh International airport is only 40 minutes drive east.

SURROUNDING OCCUPIERS

HSS Hire

YODEL

TNT

MAN

DHL

Nationwide Platforms
a Locom Company

HOWDENS

SCREWFIX

Morrisons



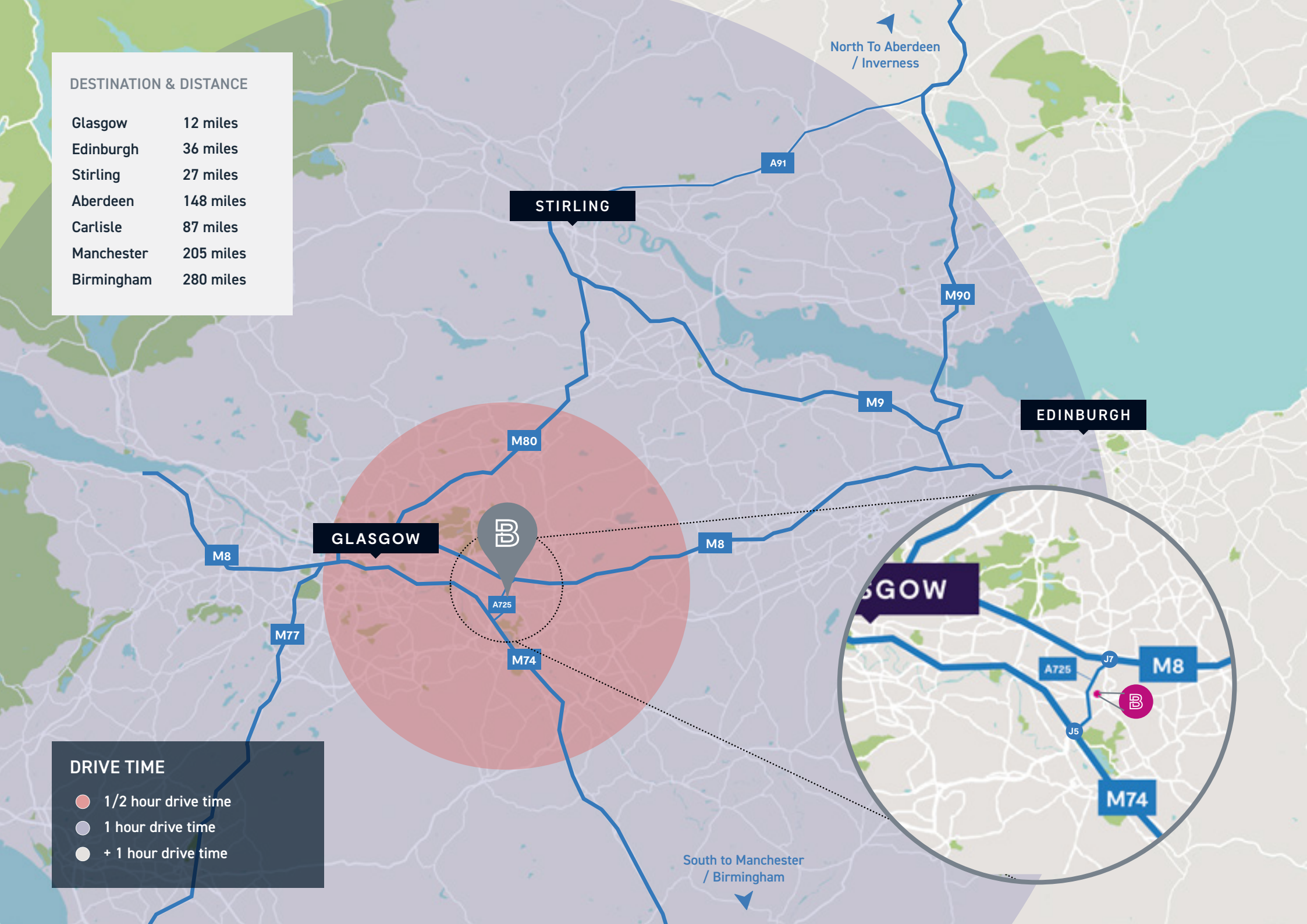
DESTINATION & DISTANCE	
Glasgow	12 miles
Edinburgh	36 miles
Stirling	27 miles
Aberdeen	148 miles
Carlisle	87 miles
Manchester	205 miles
Birmingham	280 miles

Glasgow	12 miles
Edinburgh	36 miles
Stirling	27 miles
Aberdeen	148 miles
Carlisle	87 miles
Manchester	205 miles
Birmingham	280 miles

DRIVE TIME

- 1/2 hour drive time
- 1 hour drive time
- + 1 hour drive time

- 1/2 hour drive time
- 1 hour drive time
- + 1 hour drive time



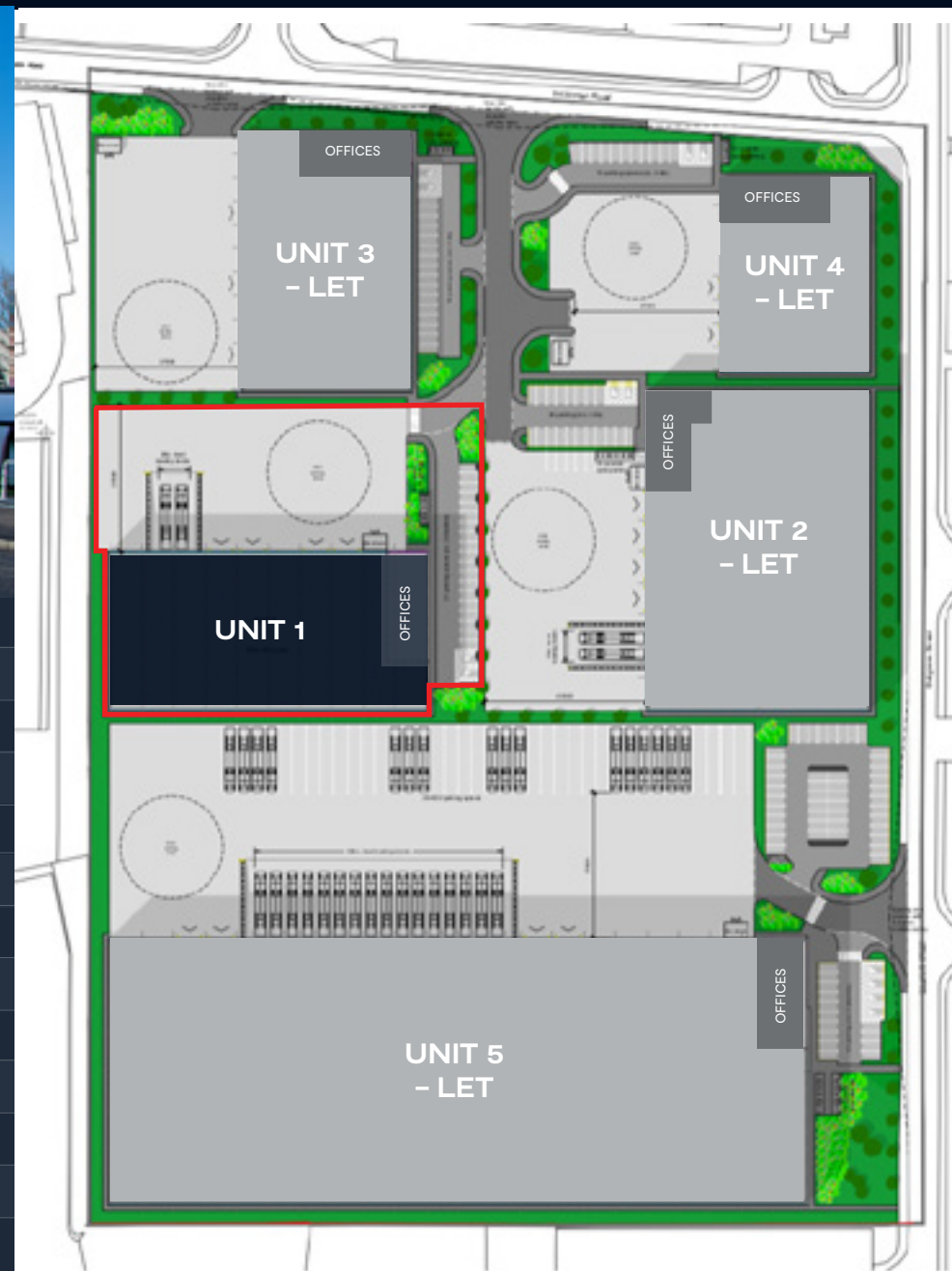
UNIT 1



GRADE A NEW BUILD UNIT AVAILABLE
FOR IMMEDIATE OCCUPATION



Office GIA	3,090 SQ.FT
Warehouse GIA	32,007 SQ.FT
Total GIA	35,097 SQ.FT
Yard GIA	31,430 SQ.FT
Underside Haunch	10M
Level access doors	4
Dock leveller doors	2
Car parking spaces	21
Electric charging points	2 x 7kW dual charging posts
3 phase power supply	151KVA
EPC rating	A+
Yard Depth	37M
Floor Loading	50KN/M ²









GREEN CREDENTIALS



EPC Rating of A+



2 electric car
charging points



Solar photovoltaics
panels providing a daily
average of 46 KW per Hour.*



Energy efficient LED
lighting throughout



Daylight sensors
to lighting



Occupancy / proximity
sensors to lighting



Photocells to
external lighting



All electric Heat
recovery / air conditioning
to offices



Water management flow
restriction within toilets
to conserve water

*The daily average production will be approximately 46 KW per hour. All warehouse lights, if on and running, would require approximately 20 KW per hour. So, in essence, the PV panels will provide free lighting all day and with a surplus left over to power other electronic devices. Belgrave Logistics Park Unit E has been designed with an optimised building fabric design including 275m² of photovoltaic panels, resulting in a carbon-negative base build when calculated against the Section 6 (2015) building regulations compliance. Once fitted out, prospective building occupiers will benefit from significantly reduced electricity costs for the building compared to typical industrial developments and would make achieving EPC A more attainable.



LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Any medium/long term lease will provide for periodic rent reviews.

RENTAL

Information on the quoting rent is available on application.

LEGAL COSTS

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

ENERGY PERFORMANCE CERTIFICATE

EPC A+.

VAT

All figures quoted are exclusive of VAT.

RATEABLE VALUE

The properties will need to be assessed upon occupation.

Gregor Harvie

T: 07765 255988

E: gregor.harvie@ryden.co.uk

Alan Gilkison

T: 07770 331525

E: alan.gilkison@ryden.co.uk

Andrew McCracken

T: 07775 813538

E: Andrew.d.mccracken@jll.com

Scott McPherson

T: 07596 316625

E: Scott.mcpherson@jll.com

Ryden co.uk
01224 588866



Misrepresentation Act. The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, any negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.