

DM HALL

To Let

Industrial Workshop

Unit 6, 785 Old
Edinburgh Road,
Nell Industrial
Estate, Bellshill,
ML4 3HN



130.80 sq m
(1,408 sq ft)

Property Details

- Popular industrial location.
- Good accessibility to major road/ motorway network.
- Generous communal yard and parking.
- 100% rates relief, subject to occupier status.
- Rental offers of £12,500 per annum.

LOCATION

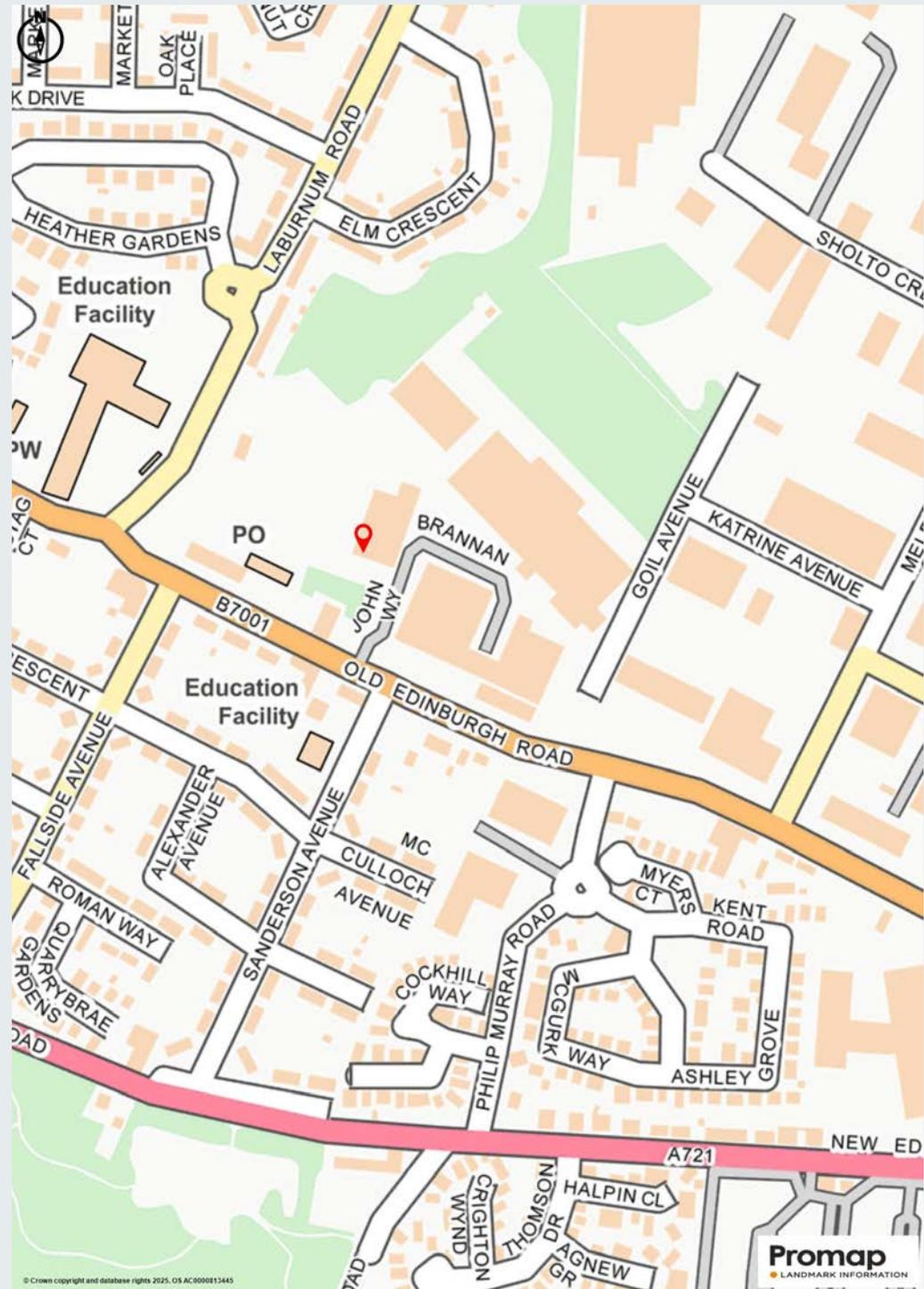
Nell Industrial Estate, situated off Old Edinburgh Road, occupies a prominent position to the north of Bellshill and provides a key connection to Uddingston.

The location offers easy access to the main road networks, lying close to the A725 with connections to the M74, M8, M73, and M77 within a short drive.

Bellshill is a well-established town within North Lanarkshire, with a population of around 20,000. It is situated approximately 10 miles south-east of Glasgow and 4 miles north of Hamilton.

Bellshill railway station is a short walk away, and the surrounding area is well serviced by local bus routes.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

Unit 6, 785 Old Edinburgh Road comprise an mid terrace steel portal framed building which has a clear eaves height of 3.62 metres rising to the apex of 5.1 metres.

Access to the estate is provided via a private road leading to a shared yard area. The main vehicle access is via an electric roller shutter door located on the western elevation, which offers a clearance height of 3.3 metres. Access to the roller door is ramped, facilitating easy loading and unloading.

The principal workshop area is predominantly open plan and includes a small office, to the front and toilet facilities situated at the rear of the unit.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as follows:

Floor	Accommodation	sq m	sq ft
Ground	Workshop	130.80	1,408

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,950 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Property Details

RENT

Rental offers of £12,500 per annum, exclusive of VAT are invited on the basis of a new full repairing and insuring lease of a negotiable term.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

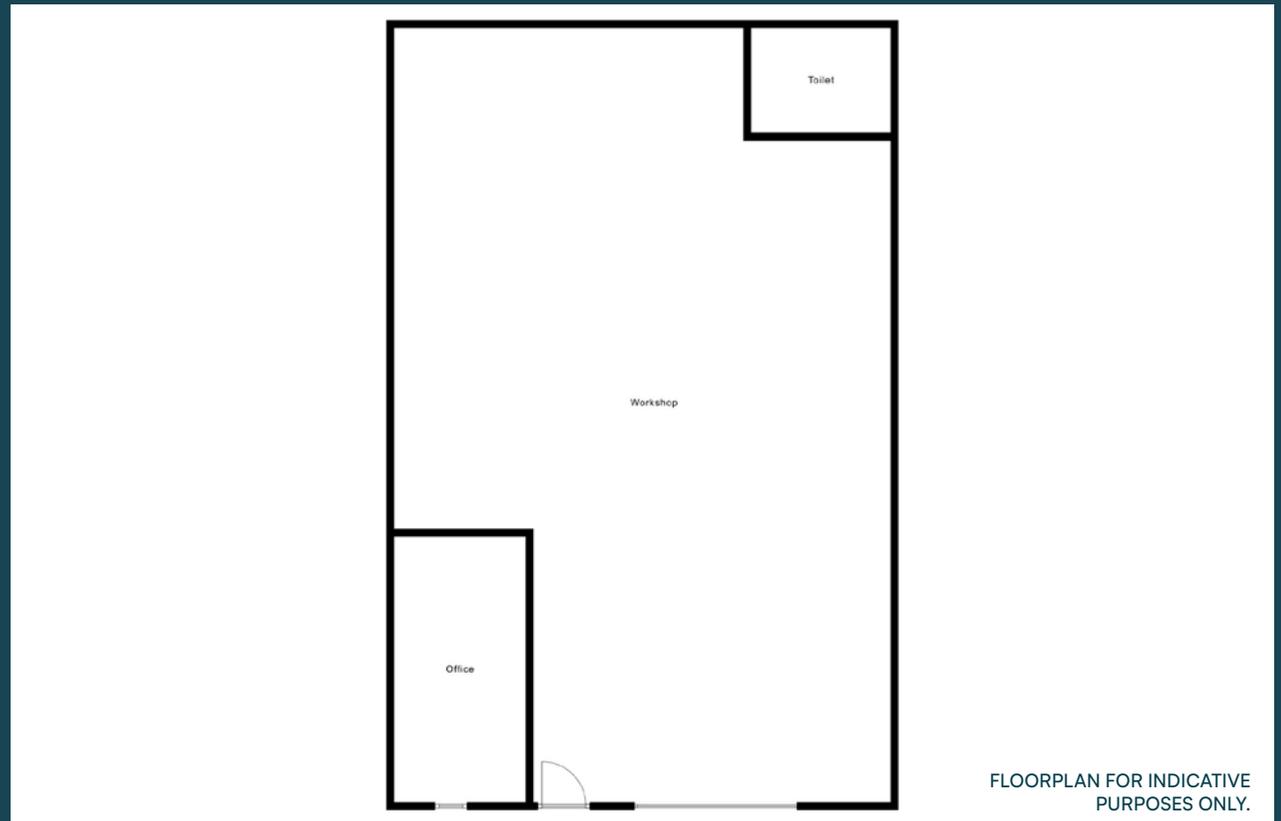
All prices quoted are exclusive of VAT which are chargeable on this property.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



Make an enquiry

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DM HALL



Regulated by
RICS

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