

TO LET - INDUSTRIAL

UNIT 39 FLEXSPACE

BELGRAVE STREET, BELLSHILL, ML4 3NP



KEY HIGHLIGHTS

- 11,348 sq ft
- Benefits from well-surfaced concrete yard to the front with generous parking
- Eaves height 4.2m rising to 6.1m
- Available on flexible FRI terms
- Available for immediate occupation
- 2 x full height vehicle access doors
- Office accommodation / tea-prep provided
- Highly convenient M8 & M74 motorway access

SUMMARY

Available Size	11,348 sq ft
Rent	£90,000 per annum
Rates Payable	£32,132 per annum
Rateable Value	£58,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Under Refurbishment

Mid-terraced industrial premises available for immediate occupation.

Externally benefits well-surfaced concrete yard space plus generous staff and customer parking.

2 x electrically operated vehicle access doors provided.

Internally provides well-presented open plan warehouse accommodation with excellent levels of natural daylight.

Well-presented office space is provided to the rear complete with kitchen tea-prep and WCs.

LED lights found throughout.

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.

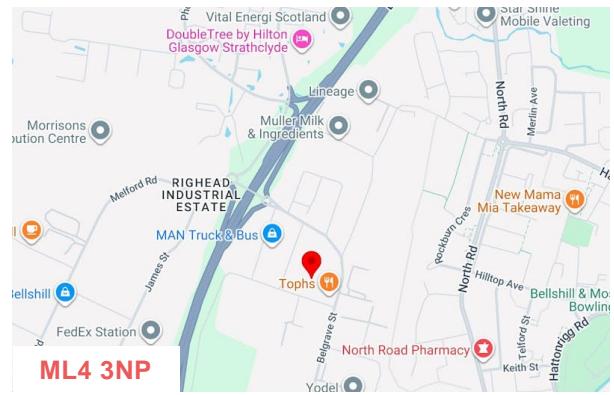
The A725 connects with the M8 and M74 a short distance to the north and south whilst Bellshill town centre is a 5-minute drive away providing various eating and shopping amenities.

Neighbouring occupiers include Wolseley, Inspired Gaming and Rexel.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	11,348	1,054.26	Available
Total	11,348	1,054.26	



VIEWING & FURTHER INFORMATION

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