

## TO LET - INDUSTRIAL

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UNIT 36 FLEXSPACE

BELGRAVE STREET, BELLSHILL, ML4 3NP



### KEY HIGHLIGHTS

- 5,636 sq ft
- Benefits from well-surfaced concrete yard to the front with generous parking
- Eaves height 4.2m rising to 6.1m
- Highly convenient M8 & M74 motorway access
- Available for immediate occupation
- 1 x full height vehicle access doors
- Available on flexible FRI terms

SUMMARY

Available Size	5,636 sq ft
Rent	£48,000 per annum
Rates Payable	£14,815.50 per annum
Rateable Value	£29,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced industrial premises available for immediate occupation.

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

1 x electrically operated vehicle access door provided.

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

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.

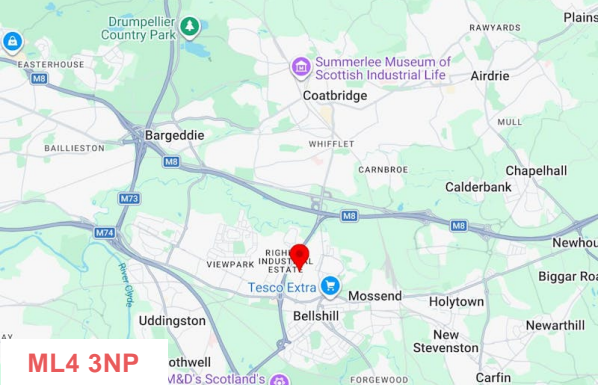
The A725 connects with the M8 and M74 a short distance to the north and south whilst Bellshill town centre is a 5-minute drive away providing various eating and shopping amenities.

Neighbouring occupiers include Wolseley, Inspired Gaming and Rexel.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,636	523.60	Available
<b>Total</b>	<b>5,636</b>	<b>523.60</b>	



VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

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