

## TO LET - INDUSTRIAL

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BAYS 1 & 2 OLD STEEL WORKS

UNTHANK ROAD, MOSENDA, BELLSHILL, ML4 1DD



### KEY HIGHLIGHTS

- 23,000 sq ft
- Newly over-clad roof and elevations plus full internal redecoration
- Benefits from 10.5m eaves
- Available on new FRI lease
- Fully refurbished industrial premises
- Generous yard space and parking for up to 42 vehicles
- Convenient M8 motorway access

## SUMMARY

|                |                                    |
|----------------|------------------------------------|
| Available Size | 23,000 sq ft                       |
| Rent           | £127,500 per annum                 |
| Rates Payable  | £14,641.20 per annum               |
| Rateable Value | £29,400                            |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## DESCRIPTION

Fully refurbished twin bay industrial premises of steel portal frame construction.

Access is via 2 x full height electric shutters of 4.5m wide x 4.5m high.

Internally provides open-plan accommodation with 10.5m eaves.

Externally benefits from generous yard space plus car parking for up to 42 vehicles.

Benefits from new insulated panel roof, over-clad elevations, full internal redecoration and new LED lights.

## LOCATION

Bellshill is located within the North Lanarkshire Local Authority Region just 10 miles east of Glasgow.

More specifically the subjects are located within the Mossend area of Bellshill immediately behind Aldi which is accessible from Main Street (A775).

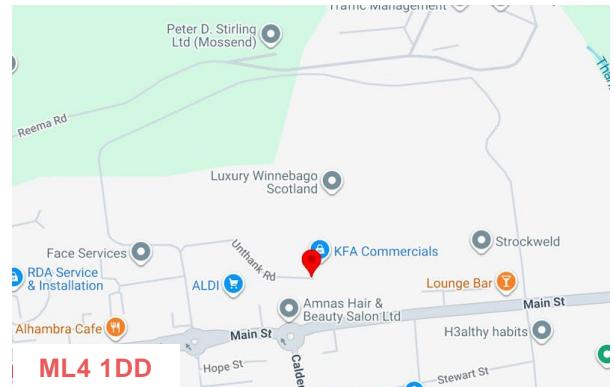
Excellent motorway access is provided via the A725 that connects with Junction 7 of the M8 a short distance north and Junction 5 of the M74 a short distance south.

Nearby occupiers include Peter D Stirling, STVA UK, Northern Piling and Edgen Murray Europe.

## ACCOMMODATION

The accommodation comprises the following areas:

| Name         | sq ft         | sq m            | Availability |
|--------------|---------------|-----------------|--------------|
| Ground       | 23,000        | 2,136.77        | Available    |
| <b>Total</b> | <b>23,000</b> | <b>2,136.77</b> |              |



## VIEWING & FURTHER INFORMATION

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