

Industrial

# Block 22 - Unit 10 & 11 | Motherwell Park

📍 Belgrave Street, Bellshill, ML4 3NP

## Block 22 - Unit 10 & 11 | 10,549 sq ft

Ideal trade counter unit coming soon

Currently undergoing a refurbishment, this space is well suited to a variety of uses including storage, trade counter, and more traditional manufacturing uses. Situated within a prime industrial area, Motherwell Park benefits from excellent motorway access, being located adjacent to the A725, linking the estate to the M8 and M74 networks to the north and south.

Lease Type

New



### ✔ Unit Summary

- Refurbished Unit
- Dedicated Car Parking
- Circulation Space
- Flexible Space
- WC facilities
- Close to Transport

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£84,700.00	£8.03
Rates	£18,742.50	£1.78
Maintenance Charge	£16,900.00	£1.60
Insurance	£2,109.80	£0.20
<b>Total Cost</b>	<b>£122,452.30</b>	<b>£11.61</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: [unit.info/UIP0101313](http://unit.info/UIP0101313)

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## Location

The estate is located in Bellshill, sitting approximately 11 miles east of Glasgow and 34 miles west of Edinburgh.



### Road

The estate benefits from excellent motorway access, being located adjacent to the A725, linking the estate to the M8 and M74 networks to the north and south.



### Airport

Glasgow International airport is just over 15 miles away and Edinburgh airport is 27 miles away.



### Rail

The estate benefits from excellent motorway access, being located adjacent to the A725, linking the estate to the M8 and M74 networks to the north and south.

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	G (149)



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## Key Contact



### Heather Graham

Customer Engagement Manager

"Heather joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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