



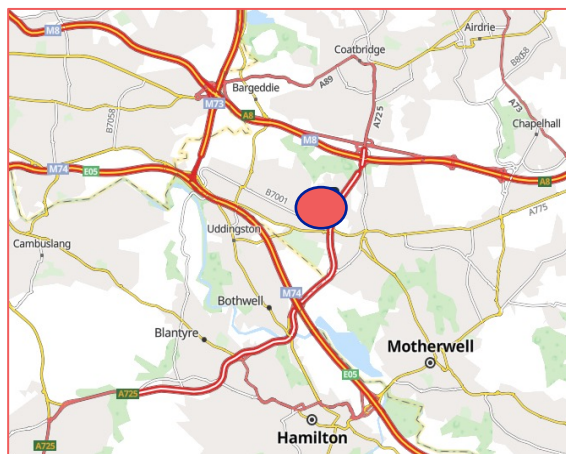
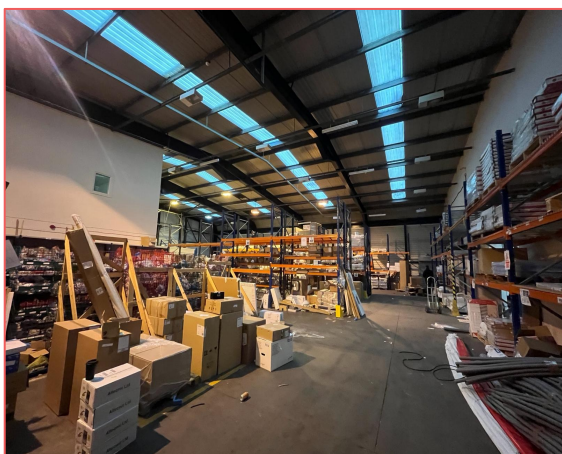
TO LET

PRIME TRADE COUNTER / INDUSTRIAL UNIT

6,420 SQ FT

**BLOCK 2, UNIT 1, 2 ALDERSTONA WAY
RIGHEAD INDUSTRIAL ESTATE, BELLSHILL, ML4 3LT**

- Available from June / July 2024
- Benefits from large secure concrete yard of 0.34 Acres
- 4 x loading doors
- Existing offices / trade-counter in-situ
- Generous customer and staff parking
- Nearby occupiers include Plumbstore, Screwfix, City Plumbing, Bath Giant, Euro Car Parts, UK HSS Hire



LOCATION

Righead Industrial Estate is situated within the prime Bellshill area approximately 12 miles east of Glasgow City Centre.

More specifically the subject property is situated on the south side of Alderston Way, off James Street, which is home to various trade occupiers including Plumbstore, Screwfix, City Plumbing, Bath Giant, Euro Car Parts and HSS Hire.

The subjects benefit from excellent road links with immediate access to the A725 provided that connects with the M8 and M74 a short distance to the north and south.

DESCRIPTION

- Prominent end-terraced industrial unit of steel portal frame construction.
- Dedicated secure concrete yard of 0.34 Acres bound by palisade fencing.
- Open-plan warehouse accommodation complete with trade-counter / ground and first floor offices.
- 4 x level access loading doors.
- Male and female WC's and tea prep provided.



ACCOMMODATION

GIA	SQ M	SQ FT
Warehouse	417.46	4,494
Ground Floor Offices	89.49	963
1 st Floor Offices	89.49	963
TOTAL	596.44	6,420

The clear internal eaves height of 5m rising to 6.25 m at the pitch.

BUSINESS RATES

RV £45,000

EPC

Available on request

VAT

The subjects are elected for VAT.

ASKING TERMS

The subjects are available on the basis of a new FRI lease, quoting info available on request.

VIEWING & FURTHER INFORMATION

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