

Modern Industrial Unit

6 Belgrave Street, Bellshill ML4 3NP

Colliers

To Let



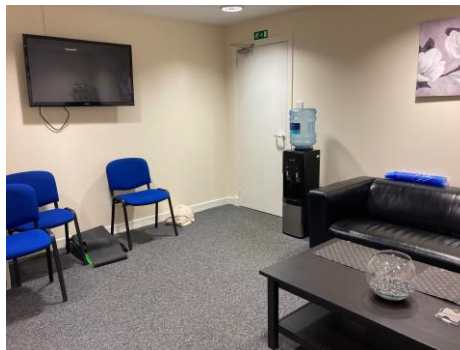
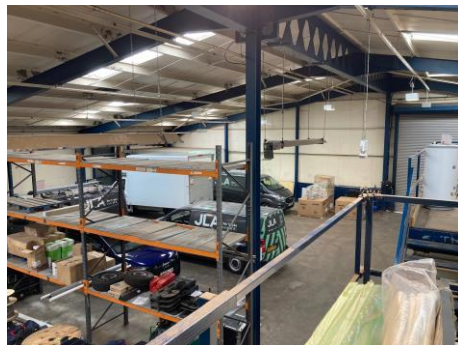
6 Belgrave Street

Bellshill
ML4 3NP

- Excellent connectivity, minutes drive from M8 & M74
- West of Scotlands premier industrial location
- Refurbished office accommodation
- 4.5m eaves
- 23m fully secure yard
- Available on a shorter term deal

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Location

The subjects are located on Belgrave Street in the heart of Bellshill, with prominent roadside elevations. Bellshill is commonly considered one of Scotland's premier industrial locations due to the town's unique access to both the M8 and M74. Accordingly, the area is well established as one of the prime spots for national industrial occupiers.

Other key benefits include the property being situated within 15 minutes' drive of Glasgow City Centre, as well as the wider national motorway network.

In recent years Belgrave Street has seen some of Scotland's most respected developers commence development due to the location's attributes.

Description

The property comprises a ground level industrial building of steel frame construction with steel slanted roof and is located in Bellshill Industrial Estate. The property extends to approximately 10,603 sq ft consisting of a large warehouse with separately, recently refurbished offices and mezzanine, which provides a further 500 sq.ft. of storage space. The warehouse accommodation provides 4.5m eaves and 6.5m to the haunch, while the external yard provides a depth of 23m for ease of access and delivery. The property currently benefits from an existing fit out within the warehouse including wracking. Should a future occupier wish to retain this, the exiting Tenant would be happy to discuss.

Accommodation

We calculate the approximate gross internal floor areas to be as follows:

<i>Warehouse</i>	7,391 sq ft	(686.64 sq m)
<i>Original Office</i>	1,930 sq ft	(132.85 sq m)
<i>Office Extension</i>	1,282 sq ft	(119.10 sq m)
Total Area	10,603 sq ft	(985.01 sq m)

(The Office Extension section to be removed)

Lease Terms

The property is currently Let on the following Lease Terms:

- 10 year lease from 1st July 2016
- Lease expiry 30th June 2026 (3.1 years remaining)
- Annual Rent - £73,688 per annum
- Equating to a low rent of £6.95/sq.ft.
- No further Rent Reviews Available on assignment from the Tenant, however our clients will also consider a Sub-Lease.

Rateable Value

The property is currently entered into the Valuation Roll as Rateable Value: £38,750.

Energy Performance Certificate

Available on request.

Rent

Low passing rent of £6.95 per sq ft.

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VAT

All prices, rents, premiums etc are quoted exclusive of VAT and for the avoidance of doubt VAT will be payable on the transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant liable for any Land and Building Transaction Tax or Registration Fees.

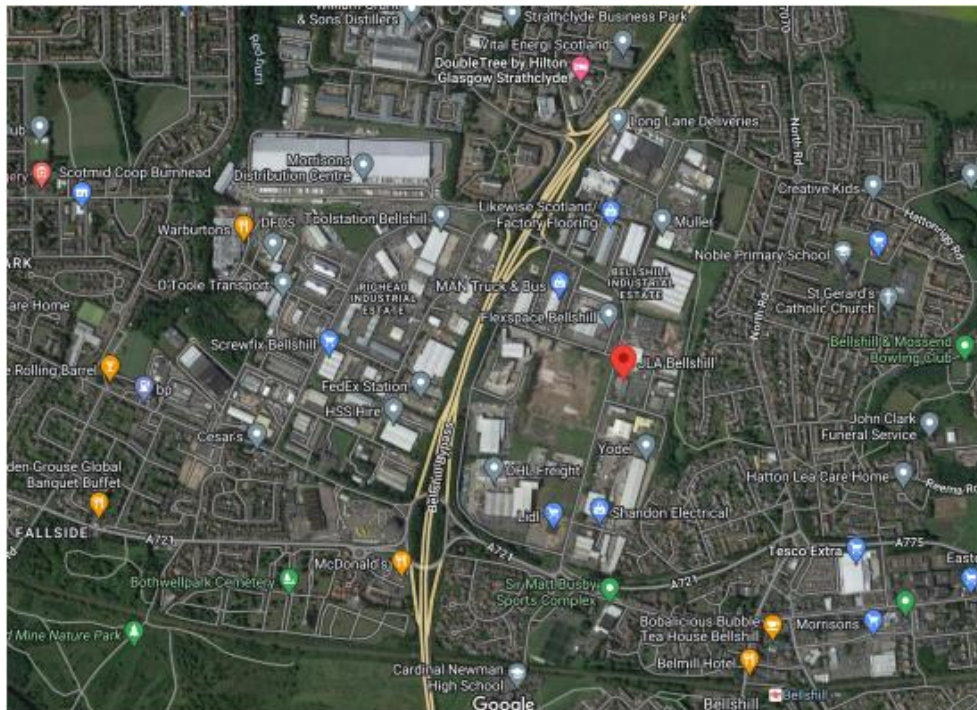
For further information or to arrange a viewing please contact:

Viewing / Further Information



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