

TO LET

Industrial Plots / Design & Build Opportunities



SITES B & C

UNTHANK ROAD/ REEMA ROAD

BELLSHILL ML4 1DX

- 2 minutes' drive from Bellshill town centre.
- 2 miles from M8 motorway access via J7
- Adjacent to the Mossend Rail Terminal

0.42 - 4.45 hectares
(1.03 - 11.0 acres)

This industrial site was formerly a prominent steel and engineering works. It is encompassed by other industrial facilities. The terrain is predominantly flat, featuring a combination of sturdy hardcore and concrete surfacing. Notably, the area enjoys a degree of seclusion, shielded by mature, sizable trees along its northern perimeter adjacent to Reema Road, along with secure palisade fencing. Zoning designates the site specifically for industrial purposes, making it well-suited for open storage and/or transportation operations.

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LOCATION

The site is located 2 minutes' drive from Bellshill town centre. Bellshill is well established commuter town approximately 12 miles west of Glasgow City Centre in the heart of Lanarkshire, 40 miles from Edinburgh and has a resident population in the order of 20,650 persons. Bellshill is synonymous with business and industrial uses and is strategically located with nearby access to and from Scotland's major motorway networks.

Nearby occupiers include Haig David and DP Schenker, Aldi and Tesco.



SITE PROGRESS JUNE 2024



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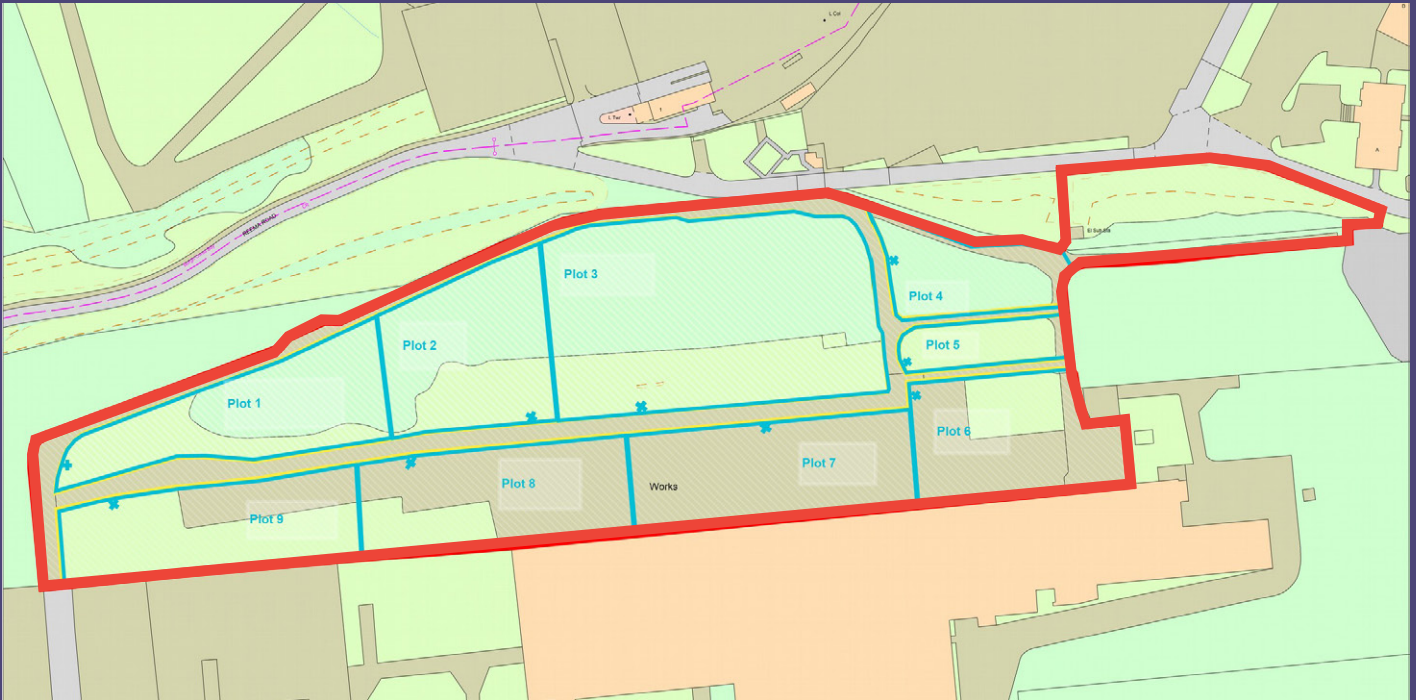
BELLSHILL ML4 1DX

ACCOMMODATION

The available accommodation is shown in the table opposite.

Industrial Plots

Plot	Hectares	Acres	Plot	Hectares	Acres
1	0.4	1	6	0.36	0.9
2	0.4	1	7	0.4	1
3	1.012	2.5	8	0.4	1
4	0.2	0.5	9	0.4	1
5	0.12	0.3			



FURTHER INFORMATION / VIEWING

For further information on availability and terms; please contact:

**AVISON
YOUNG**

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avisonyoung.co.uk

Pete Harding
07920 812 029
pete.harding@avisonyoung.com

Alternatively, please contact the landlord directly:

In-site
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