



**AVISON
YOUNG**

Industrial Yard Available

Yard 2B Reema Road, Bellshill ML4 1DX

Key Highlights

- 3,650 sq ft open storage / yard space
- 2 Minute drive from Bellshill Town Centre
- 2 Miles from M8 Motorway
- Adjacent to the Mossend Rail Terminal
- 40 miles from Edinburgh
- Good quality surrounding occupiers

Description

This site comprises a 3,650 sq ft industrial yard, which is surfaced with hardstanding compound. It is encompassed by other industrial facilities.

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.





Quoting Rental

For full details and quoting terms, please contact the marketing agents.

Service Charge & Insurance

The Tenant will be liable for a proportionate share of the estate service charge and insurance.

Rateable Value

According to the Scottish Assessors Association Website, the subjects are noted to have a Rateable Value of £4,600.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

Lease Terms

Available to lease on flexible terms. Contact the sole letting agent for further information

For further information or to arrange a viewing, please contact:

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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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