



**AVISON
YOUNG**

TO LET - Workshop / Warehouse Unit – 6,500 sq ft

Unit C Reema Road, Bellshill ML4 1DX

Key Highlights

- 6,500 sq ft Gross Internal Area
- Good quality office accommodation
- 2 Minute drive from Bellshill Town Centre
- 2 Miles from M8 Motorway via J7
- Adjacent to the Mossend Rail Terminal
- Shared yard and parking facility

Description

The property comprises a 6,500 sq ft traditionally built industrial workshop / warehouse unit, together with ancillary office and staff welfare facilities.

Bellshill is synonymous with business and industrial uses and is strategically located with nearby access to and from Scotland's major motorway networks.



Quoting Rental

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

EPC

An EPC is available upon request.

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 £17,300.

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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