



**AVISON
YOUNG**

9,823 sq ft Refurbished Industrial Unit To Let

6 Rosehall Road, Bellshill
Industrial Estate ML4 3NR

Key Highlights

- 9,822.80 sq ft / 912.56 sq m GIA
- Standalone detached industrial facility, located in a prime industrial location within Bellshill
- Great transport links to surrounding motorway network
- Secure private yard facility
- High-quality office and staff welfare accommodation



Description

The subject property is a refurbished detached industrial facility, comprising of steel portal frame construction with dado height brickwork and metal profile cladding under a pitched roof, incorporating roof lights.

The premises benefit from a vehicle access door providing access to the dedicated yard area, while pedestrian access is via Rosehall Road. There is 3 phase power located along the perimeter of the unit.

Internally, the premises provide a reception area, male and female WCs with shower facilities and refurbished office accommodation including a number of cellular and open plan areas. There is a suspended ceiling throughout with recessed modular lighting. The offices benefit from gas central heating, double glazing and the flooring is laminate throughout. The unit is also fully secure with individual roller shutters on each door and window.

The yard has been tarmacked and benefits from drainage. It is partially secured by steel palisade fencing and brick walls.. There is a fuel tank and wash bay area within the enclosed yard area and landscaping surrounding the unit and within the yard space.

Location

The property is located within Bellshill Industrial Estate, situated within North Lanarkshire, south east of Glasgow.

Bellshill Industrial Estate is well connected with excellent transport links. The property is located within minutes of main routes travelling north, south, east and west. The industrial estate is served by the A725 and the A721, linking the property to the M74 and M8. Glasgow city centre is 12 miles and Edinburgh is 39 miles away.

Bellshill Industrial Estate can be accessed by bus with routes passing through the estate on Belgrave Street and Gartcosh Walk. Bellshill train station provides a frequent train service to the area with a short 15 minute walk to the premises.

Other businesses within Bellshill Industrial Estate include:- Blue Arrow, Yodel, Hewlett Packard, Maxi Haulage, Timberpak Scotland and Wincanton.



Quoting Rental

Available on a new FRI lease, for full details contact the marketing agents.

EPC

An EPC is available upon request.

VAT

All prices quoted are exclusive of VAT.

Rateable Value

According to the Scottish Assessors Association Website, the subjects are noted to have a Rateable Value of £38,750.

Legal Costs

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

Lease Terms

Contact the sole letting agent for further information.

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

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