



**AVISON  
YOUNG**

## **FOR SALE / MAY LET – 6,185 sq ft Industrial / Workshop / Office Facility**

2 Unthank Road, Bellshill ML4 1DD

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### **Highlights**

- 2 minute drive from Bellshill town centre
- 2 miles from M8 Motorway
- Adjacent to the Mossend Rail Terminal
- Private yard / parking

### **Description**

This unit comprises a 6,185 sq ft facility over ground and first floors, consisting of workshop space and storage areas. The unit also benefits from a secure private yard to the front.

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 David W Haig and DP Schenker, Aldi and Tesco.



## Size

| Area                           | Size (sq ft)       | Size (sqm)       |
|--------------------------------|--------------------|------------------|
| Ground Floor                   | 2,542 sq ft        | 236.2 sqm        |
| First Floor                    | 2,542 sq ft        | 236.2 sqm        |
| Unit - external workshop       | 455 sq ft          | 42.3 sqm         |
| Unit - External Lean -to shed  | 358 sq ft          | 33.3 sqm         |
| Unit - External lean to shed 2 | 288 sq ft          | 27.8 sqm         |
| <b>Total:</b>                  | <b>6,185 sq ft</b> | <b>575.8 sqm</b> |

## Rateable Value

The subject will be reassessed upon occupation.

## 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.

## EPC

An EPC is available upon request.

## Quoting Terms

The subjects are available on a for sale / may let basis. For full details and quoting terms, please contact the sole agents.

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

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Date of Publication: August 2024

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