TO LET

Modern Warehouse/ Production Unit

77,705 sq ft (7,219 sq m)

6 James Street

Righead Industrial Estate, Bellshill, G68 9HQ

- Potential 1,600 KVA Power Supply
- Craneage throughout ranging from 3-5 tonnes
- Secure Yard
- 7 x drive-in doors





M876
M80
Falkirk
M9
Bo'ness
M9
Queensferry
M90
A90
EDINBURGH
Linlithgow
Coatbridge
Broxburn
Gogar
A720
A71
Bathgate
M8
Balerno
GLASGOW
M8
M8
M74
A71
Pentland Hills Regional Park
Ruthergien
Bellshill
A73
Shotts
Penicuik
M74
Fauldhouse
Giffnock

Strategic Central Belt Location With Excellent Motorway Connectivity

6 James Street, Bellshill is situated within scotland's central belt in what is commonly known as the 'golden triangle' for motorway connections.

Swift access is provided to the M74, M8, M80 and M74 motorways via the A725 Bellshill By-Pass.

Nearby occupiers include:

Morrisons DHL GXO müller


eurocentral
SCOTLAND
GREENHAM
res
Maxi
Maxi Group Limited
GXO
DHL
NRG
RIVERSIDE
MAN
TYRE SERVICES LTD
RENAULT TRUCKS
EDMUNDSON ELECTRICAL
gap
BELLSHILL
A725
morson
FedEx
JAMES STREET

A modern, stand-alone distribution/production unit



The warehouse offers sodium spot lighting and craneage throughout and is accessed through ground level loading doors in each bay.

7 x sets of drive-in doors open into the secure yard.

The warehouse has a min eves height of 6.6m extending to 8.7m at the apex. There are offices and amenities, including a canteen across the ground and first floor.



Secure yard with 7 x sets of drive-in doors



Accommodation

AREAS / FLOOR	SQ FT	SQ M
Warehouse	71,979	6,687
Ground Floor Offices	2,859	266
1st Floor	2,859	266
TOTAL GIA	**77,705**	**7,219**

Terms

The property is available to lease on by way of assignation or sub-lease.

Rent/Price

Rent on application.

Rateable Value

The current 2026 rateable value assessment is £232,000.

VAT

The property is elected for VAT and VAT will be payable on the purchase price.

Legal Costs

Each party will bear their own legal costs. The Tenant/Purchaser is responsible for any LBTT or registration fees.

EPC

Available on request.

Viewings & Further Information

Strictly by appointment through:



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