DM HALL

To Let

Industrial Workshop



Unit 4 Nell Industrial Estate, 785 Old Edinburgh Road, Bellshill ML4 3HN

131.27 sq m
(1,413 sq ft)

- Popular industrial location.
- Good accessibility to major road/ motorway network.
- Generous communal yard and parking
- 100% rates relief, subject to occupier status
- Rental offers of £12,500 per annum.

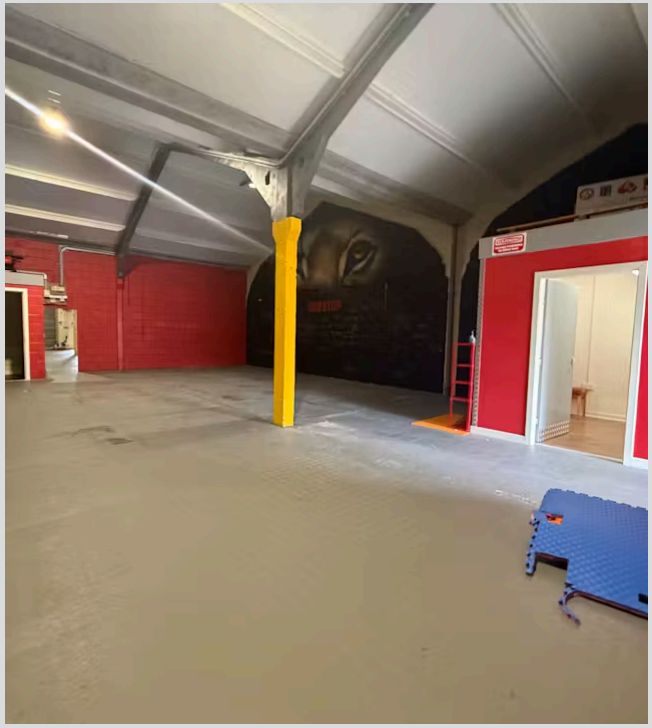
LOCATION

Nell Industrial Estate, situated off Old Edinburgh Road, occupies a prominent position to the north of Bellshill and provides a key connection to Uddingston.

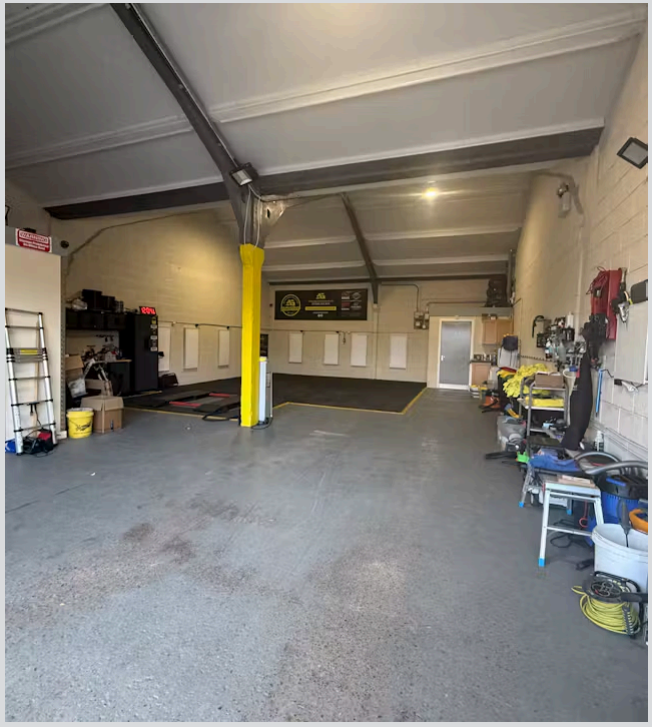
The location offers easy access to the main road networks, lying close to the A725 with connections to the M74, M8, M73, and M77 within a short drive.

Bellshill is a well-established town within North Lanarkshire, with a population of around 20,000. It is situated approximately 10 miles south-east of Glasgow and 4 miles north of Hamilton.

Bellshill railway station is a short walk away, and the surrounding area is well serviced by local bus routes.









DESCRIPTION

Unit 4, 785 Old Edinburgh Road comprise an mid terrace steel portal framed building which has a clear eaves height of 3.62 metres rising to the apex of 5.1 metres.

Access to the estate is provided via a private road leading to a shared yard area. The main vehicle access is via an electric roller shutter door located on the western elevation, which offers a clearance height of 3.3 metres. Access to the roller door is ramped, facilitating easy loading and unloading.

The principal workshop area is predominantly open plan and includes a small office, to the front and toilet facilities situated at the rear of the unit.

FLOOR AREA

The accommodation comprises the following areas:

Floor/Unit	Description	Building Type	sq ft	sq m
Ground	Workshop	Light Industrial	1,413	131.27
Total			**1,413**	**131.27**

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.



LEGAL COSTS
Each party to bear their own costs

VAT
Applicable

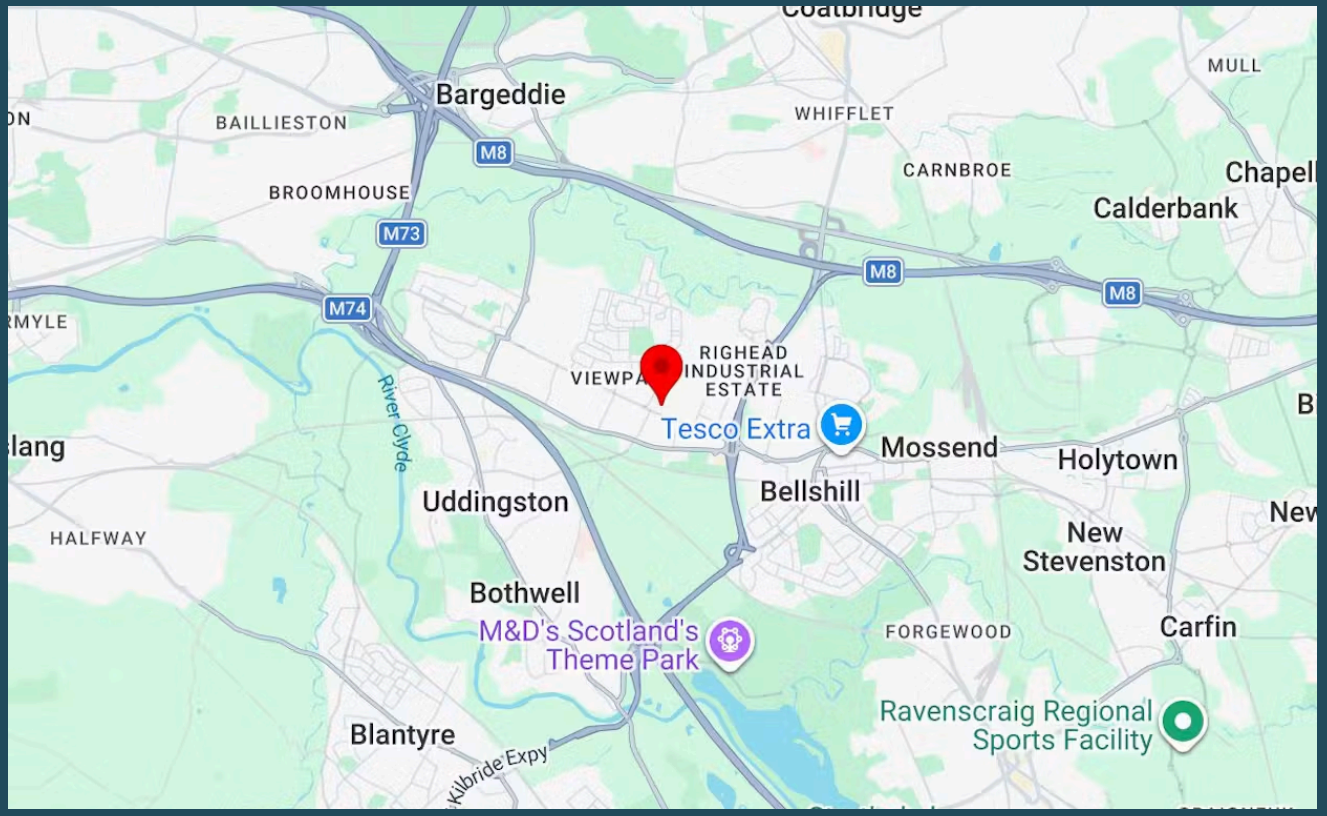
NON-DOMESTIC RATES
Rates Payable: £3,655.60 per annum It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.
Rateable Value: £7,600

VIEWING & FURTHER INFORMATION
Strictly by contacting the sole agents.

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DM HALL

Regulated by RICS



Make an enquiry

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PROPERTY REF: WSA3000

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