TO LET - INDUSTRIAL

DARROWS ESTATE

JOHN BRANNAN WAY, BELLSHILL, ML4 3HD



KEY HIGHLIGHTS

- 2,951 to 4,822 sq ft
- Available for immediate occupation
- Generous communal yard and parking
- Available on FRI terms
- Located on popular and well-located industrial estate
- Some units have existing office space
- Highly convenient M8 & M74 motorway access

SUMMARY

Available Size	2,951 to 4,822 sq ft
Rent	£27,000 - £42,000 per annum
Business Rates	Some occupiers may be eligible for 100% rates relief, however, please refer to the Scottish Assessors Website.
Service Charge	£0.60 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Darrows Industrial Estate comprises 21 units within a self-contained secure site, bounded by a perimeter fence.

The estate is accessed via John Brannan Way and benefits from communal yard areas and dedicated car parking.

The units are terraced and of steel portal frame construction, with facing brick frontages and corrugated roof cladding incorporating roof lighting.

The units have been refurbished and benefit from the following;

Electric roller shutter access
5% office space and toilet facilities
Three phase electricity supply
LED lighting

LOCATION

Darrows Industrial Estate is strategically located immediately to the north of Old Edinburgh Road within the Bellshill area, next to Righead Industrial Estate and Strathclyde Business Park, just 10 miles east of Glasgow City Centre.

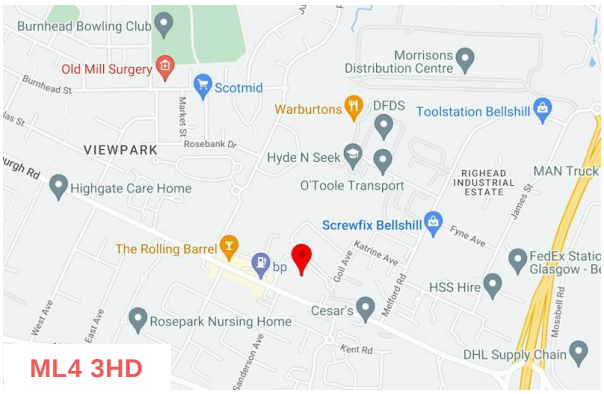
The estate benefits from immediate A725 access that connects with M8 and M74.

Bellshill railway station is a short walk away whilst the surrounding area is well serviced by local bus services.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 3	4,822	447.98	£42,000 /annum	Available
Unit - 13	2,951	274.16	£27,000 /annum	Available
Total	**7,773**	**722.14**		







VIEWING & FURTHER INFORMATION

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