TO LET

214,019 SQ FT / 19,882 SQ M

BUDGET WAREHOUSE SPACE AVAILABLE ON FLEXIBLE LEASE TERMS

Mossend Engineering Works ■ Main Street ■ Bellshill ■ ML4 1DJ

- 5 to 15 tonne cranes
- 11Kva electricity supply
- Eaves – ranging from 9m to 18m
- 6 roller doors
- 2 storey office accommodation
- Large yard area

LOCATION

Bellshill is situated approximately 10 miles east of Glasgow within North Lanarkshire.

The town has direct links to the M74 (J5) and the A8 (M8) motorways, via the A725, providing access to central Scotland's motorway network and the Baillieston Interchange where the M8, M73 and M74 motorways converge.

The property is within the Mossend Engineering Works behind the Aldi Supermarket, approximately ½ mile east of Bellshill town centre, accessed from the A775 Main Street from Unthank Road.

DESCRIPTION

The subjects comprise a substantial high bay heavy engineering building constructed over 3 bays with 2 storey ancillary office accommodation to the front.

The warehouse is of steel portal construction with each bay having a pitched roof comprising of sheet metal with natural light being provided. Internally the warehouse has a concrete slab floor and benefits from having a range of 5 to 15 tonne cranes, spot halogen lighting throughout and eaves between 9 and 18 metres.

The property also benefits from yardage, car parking and the whole site is secured by steel palisade fencing. There is a 2 storey office block to the front of the warehouse which incorporates staff canteen and changing facilities. The offices can be accessed from both the yard and the warehouse.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), we estimate the floor areas are as follows:

Warehouse			
Bay 1	54,530 sq ft	5,066 sq m	18 m eaves
Bay 2	71,777 sq ft	6,668 sq m	9 m eaves
Bay 3	76,916 sq ft	7,145 sq m	up to 9 m eaves
Total	**203,223 sq ft**	**18,879 sq m**	
Offices	10,796 sq ft	1,003 sq m	
Total	**214,019 sq ft**	**19,882 sq m**	

RATING

We are advised that the subjects are entered into the current valuation role as having a rateable value of £149,000.

Ingoing tenants are advised to make their own research in respect of their rates liability to North Lanarkshire Council Assessors Department.

LEASE TERMS

The property is available on a sub-lease or assignation. Details of the lease can be provided to interested parties through the joint letting agents.

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ENERGY PERFORMANCE CERTIFICATE (EPC) An EPC is available upon request

VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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