

JLL®

100 Inchinnan Road, Bellshill, ML4 3NT

To Let

33,504 sq ft

100 Inchinnan Road offers 33,504 sqft of warehouse/distribution space within a prime location. Available by way of a sublease or assignation

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Summary

- Rent: £196,000 per annum Please note, there is an outstanding rent review which may result in the rent increasing.
- Business rates: £80,008 per annum based on the 2026 valuation
- Lease: Sublease

Further information

- View details on our website

Contact & Viewings

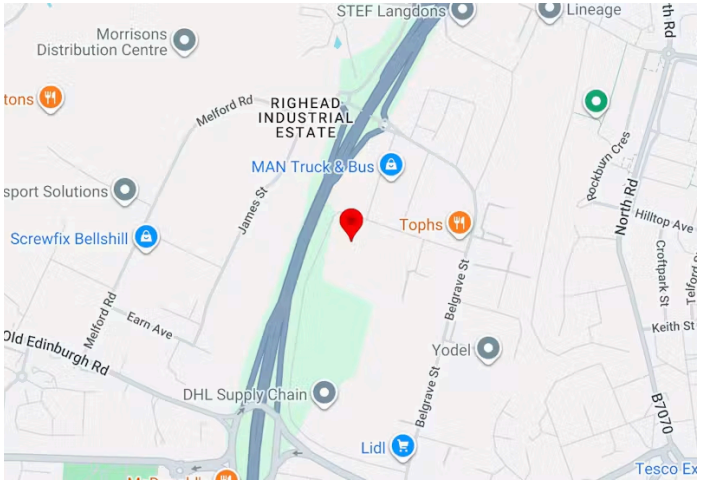


Scott McPherson
0141 567 6665 | 07596 316625
scott.mcpherson@jll.com



Olivia Gizzi
+44 7840 721886
olivia.gizzi@jll.com

jll.com





Description

100 Inchinnan Road presents a steel portal frame construction. The building has a raised and reinforced concrete floor, and elevations are formed in profiled insulated cladding. The property comprises a purpose built distribution and warehouse facility with ancillary loading bay and plant rooms plus a two storey administration office. In addition, there is a vehicle workshop and wash bay with the added facility / security of a guard's office at the entrance gates.

The property benefits from key specification including 11m eaves height, 3 dock level loading doors, large secure yard and a separate car park.

* Current passing rent £196,000 per annum. However, please note there is an ongoing rent review which may see the rent increase. Exact rental level is TBC.

Location

The property benefits from one of Scotland's premier distribution locations.

Bellshill Industrial Estate lies on the north-western edge of Bellshill, bordering the A725, which links the M8 and M74 motorways. The M8 serves as the principal motorway through Scotland's Central Belt, connecting Glasgow and Edinburgh, while the M74 provides the key southbound route, joining the M6 at the border.

Together with Righead Industrial Estate on the opposite side of the A725, Bellshill Industrial Estate forms part of a larger industrial hub, positioned roughly one mile south of the Shawhead junction on the A8/M8. The property itself fronts the south side of Inchinnan Road, at its junction with Mossbell Road.

Viewings

Strictly by appointment via the listed agents.

Terms

Available by way of sublease or assignation until 1st May 201. Alternatively, the landlord may consider a new long term lease.

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Accommodation

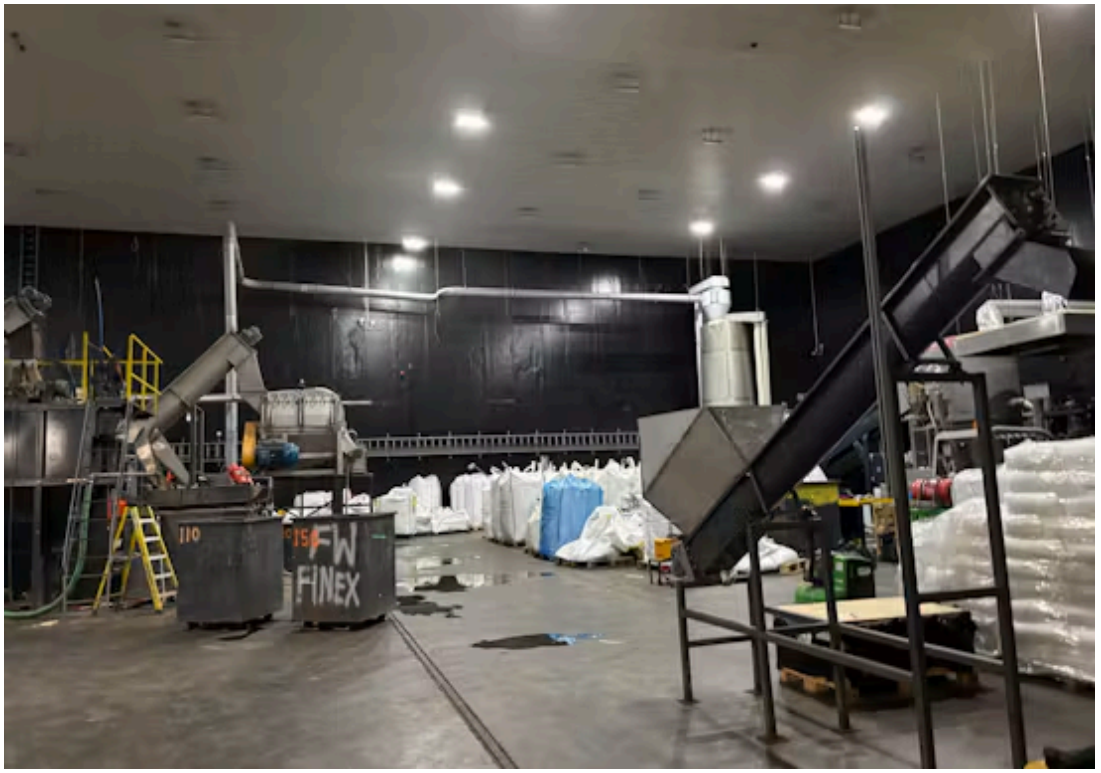
Name	sq ft	sq m	Availability
Unit - Ground/First Floor Offices	4,849	450.49	Available
Unit - Loading Bay	6,519	605.63	Available
Unit - Warehouse	19,693	1,829.54	Available
Unit - Vehicle Workshop	2,443	226.96	Available
Total	**33,504**	**3,112.62**	










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