TO LET

Modern Office/Industrial Unit

GIA: 312 Sqm (3,358 Sqft)

Prime Industrial Location

Excellent Connectivity To M74 And M8 Motorway Networks

Fantastic Office Provision With Storage Space

Rental: Upon Application

CLICK HERE FOR LOCATION!

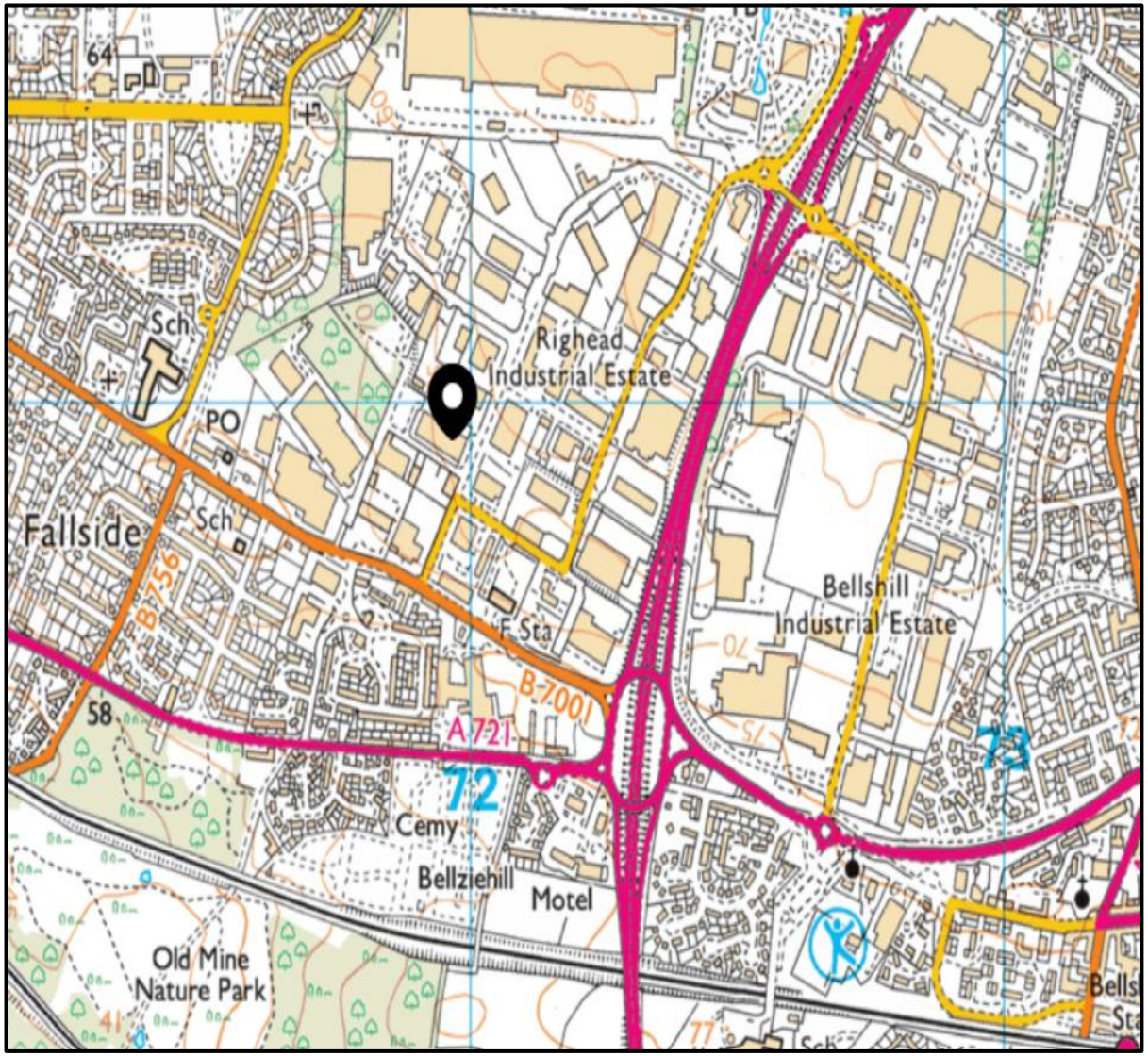


1A KATRINE AVENUE, RIGHEAD INDUSTRIAL ESTATE, BELLSHILL, ML4 3LS

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SHEPHERD COMMERCIAL

Location



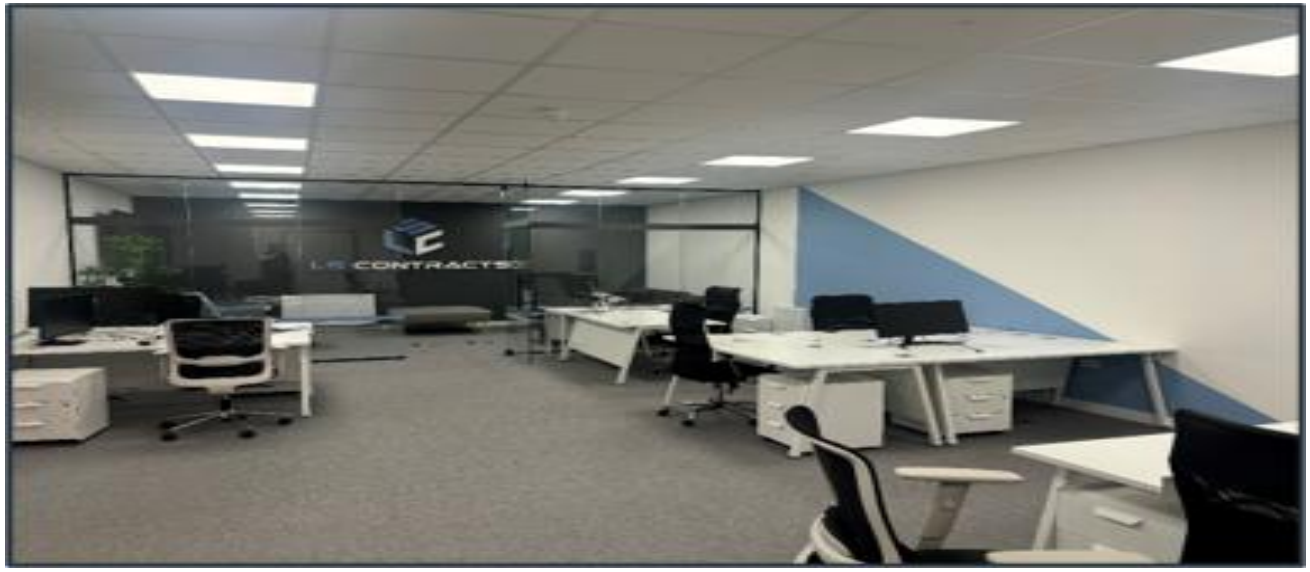
The subjects are located within the well established Righead Industrial Estate, in close proximity to the town of Bellshill. Bellshill is located 10 miles east of Glasgow City Centre and 38 miles to the west of Edinburgh and serves as one of the main industrial and distribution hubs of the central belt. Righead Industrial Estate sits immediately adjacent to the A725, which provides direct access to Junction 7A of the M8 Motorway to the north, with the Raith Interchange to the south connecting to the M74 motorway.

More specifically, the subjects are located on Katrine Avenue accessed directly from Melford Road in close proximity to the junction at Old Edinburgh Road. The subjects are located within an established business location with Bellshill Industrial Estate located to the east of the A725 and Strathclyde Business Park located to the north. The Euro Freight Terminal at Eurocentral is located within 10 minutes drive time.

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CLICK HERE FOR LOCATION

Description





The subjects comprise a high-quality mid terraced industrial premises of steel portal frame construction with a pitched profile metal clad roof. Internally, the unit has undergone a bespoke fit out to provide a high-quality office space, alongside highly usable industrial/storage facilities. Access is provided via a pedestrian entrance and an electric vehicular roller shutter door.

Male and female w.c. facilities are provided along with a staff kitchenette.

ACCOMMODATION

Accommodation	SQM	SQFT
Office	150.71	1,622
Industrial/storage	161.29	1,736
TOTAL	**312**	**3,358**

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

1A KATRINE AVENUE, RIGEHAD INDUSTRIAL ESTATE, BELLSHILL, ML4 3LS

RENT

Upon Application

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £25,250. The rate poundage for 2026/27 is 48.1p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless otherwise stated, all quoted figure are exclusive of VAT.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Revised: October 2026.

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