

## TO LET - INDUSTRIAL

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UNIT 27 FLEXSPACE

BELGRAVE STREET, BELLSHILL, ML4 3NP



### KEY HIGHLIGHTS

- 3,562 sq ft
- Light industrial / hybrid unit with yard and parking
- Superb access to the Scottish motorway network
- Rent - £32,500 per annum plus VAT
- Fully refurbished to a high standard
- Benefits from main open-plan workshop space
- Available for immediate occupation

## SUMMARY

Available Size	3,562 sq ft
Rent	£32,500 per annum
Business Rates	The subjects require to be re-assessed for rates.
VAT	Applicable
EPC Rating	Upon enquiry

## DESCRIPTION

Fully refurbished light industrial / hybrid unit with yard and parking.

The property has been refurbished to a high standard with main open-plan warehouse space with new LED lights, electric vehicular access door and freshly screeded floor.

Beyond there is a fully refurbished office space with carpet tiles, suspended ceiling with integrated LED lights that is available separately providing approx. 850 sq ft.

Communal WC and tea-prep facilities provided.

Externally there is generous shared yard space and parking.

## LOCATION

Bellshill Industrial Estate is situated approximately 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh benefitting from highly convenient access to the Scottish Motorway Network.

The subjects form part of Flexspace set within a secure setting bound by Belgrave Street, Inchinnan Road and Larkin Way with main access provided via Larkin Way.

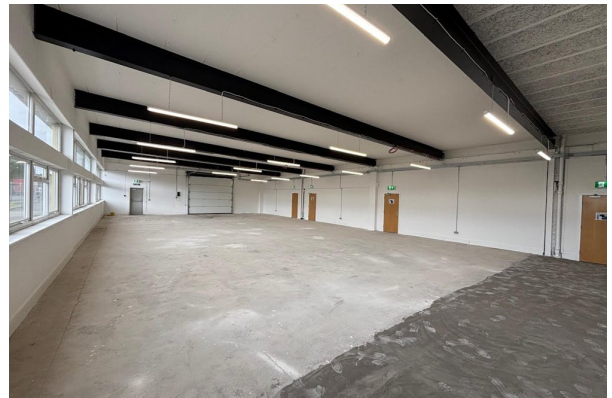
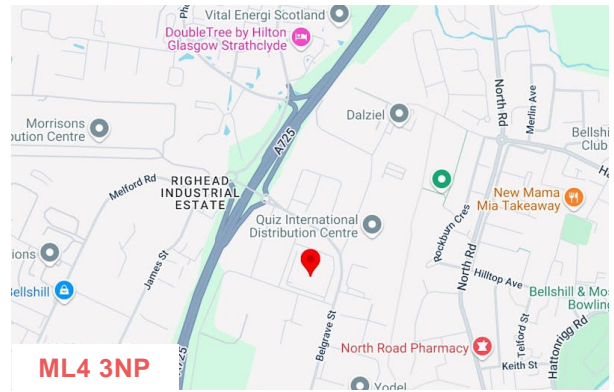
The A725 connects with the M8 and M74 a short distance to the north and south whilst Bellshill town centre is a 5-minute drive away providing various eating and shopping amenities.

Neighbouring occupiers include Wolseley, Inspired Gaming and Rexel.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,562	330.92	Available
<b>Total</b>	<b>3,562</b>	<b>330.92</b>	



## VIEWING & FURTHER INFORMATION

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