

FOR SALE

LEASEHOLD OPPORTUNITY

Workshop/Distribution Facility

GIA: 2,310.31 SQM (24,866 SQFT)

Site Area: 0.74 hectares
(1.82 acres)

Prime Industrial Location

Prominent Building With High
Quality Secured Yard Space

Excellent Connectivity To M74 And
M8 Motorway Networks

Long Ground Lease in Place

Price: Upon Application



[CLICK HERE FOR LOCATION!](#)



1 MELFORD ROAD, RIGHEAD INDUSTRIAL ESTATE, BELLSHILL, ML4 3LR

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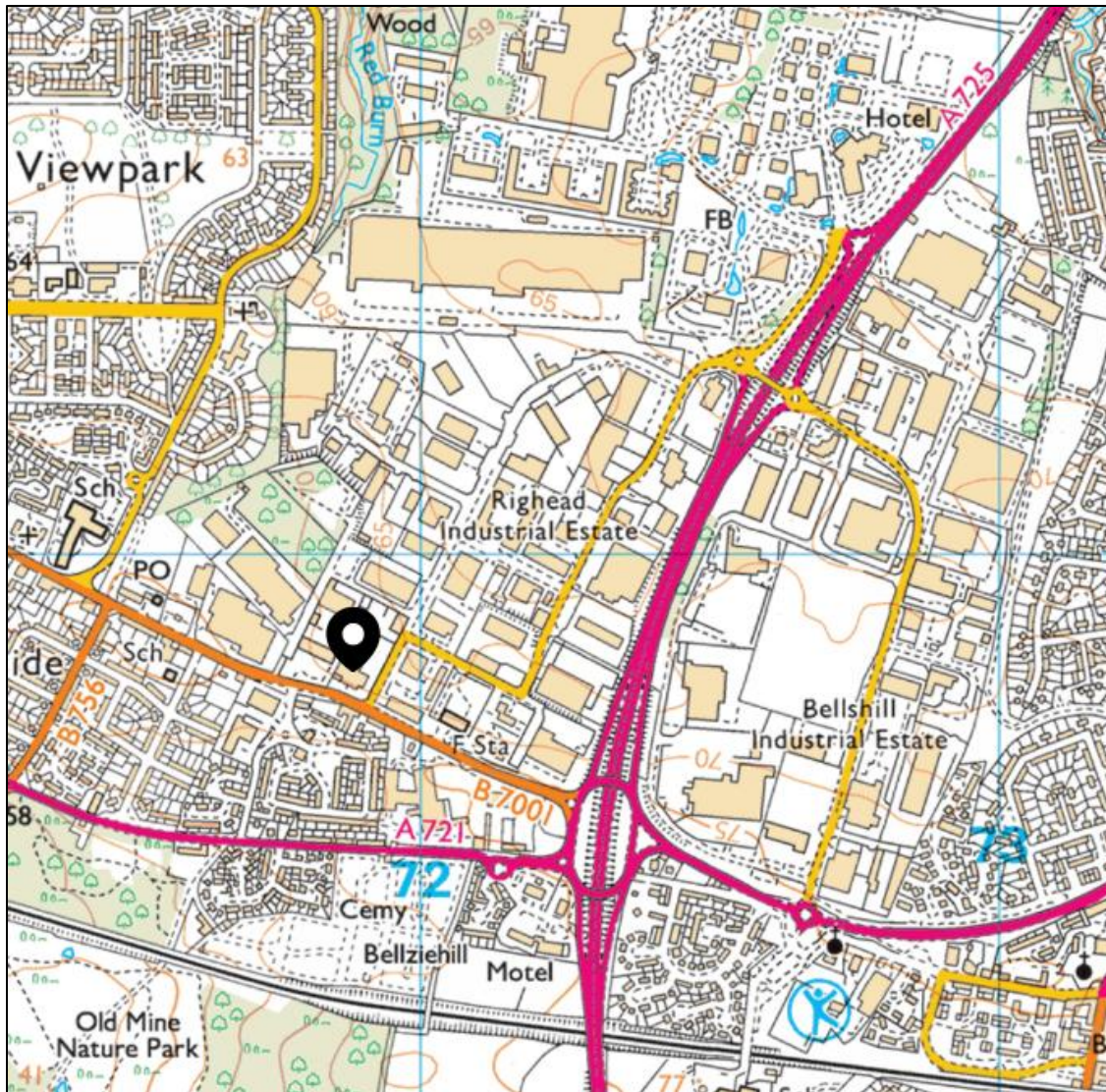
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Location

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BELLSHILL, ML4 3LR



The subjects are located in Bellshill, located approximately 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh, forming part of North Lanarkshire Council.

Bellshill benefits from strong transport links with A725 providing direct access to junction 7A of the M8 motorway to the north and the Raith Interchange to south, connecting to the M74 motorway. Bellshill Railway Station, located approximately 1.3 miles from the subject property, provides frequent services to Glasgow Central Station and Edinburgh Waverly.

More specifically, the property is situated on Melford Road, Righead Industrial Estate, serving as one of the main industrial and distribution hubs of the central belt. The surrounding area consists of primarily industrial occupiers including Witzenmann UK, Plumb store Bellshill and O'Toole Transport.



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Description

1 MELFORD ROAD, RIGHEAD INDUSTRIAL ESTATE,
BELLSHILL, ML4 3LR



The subjects comprise a substantial high quality detached workshop and distribution facility with office accommodation and a sizeable secured yard area. The subjects were previously utilised as an HGV servicing depot for Fraiklin Ltd and as such benefits from two service pits.

The workshop is of steel portal frame with a pitched, profile metal clad roof incorporating translucent roof panels. Artificial lighting is provided via high bay LED light fittings, albeit the workshop provides 8 vehicular roller shutters which provides ample natural daylight. The workshop has a minimum eaves height of 4.1m

The office accommodation comprises of a reception area with various meeting rooms, staff welfare facilities to include W/C facilities and changing areas.

The subjects benefit from a sizeable area of secured concrete yard located directly in front of the main workshop/building. The yard area extends to approximately 1.04 acres and is bounded by steel palisade fencing.

ACCOMMODATION

Accommodation	SQM	SQFT
Workshop	2,109.72	22,708
Office	200.59	2,158
TOTAL	2,310.31	18,304

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).



Title Boundary

1 MELFORD ROAD, RIGHEAD INDUSTRIAL ESTATE,
BELLSHILL, ML4 3LR





Surrounding Occupiers

1 MELFORD ROAD, RIGHEAD INDUSTRIAL ESTATE,
BELLSHILL, ML4 3LR





The Detail

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BELLSHILL, ML4 3LR

PRICE

Our client is inviting offers for the heritable interest in the subject property.

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 incoming tenant to satisfy themselves in this respect.

GROUND LEASE

A ground lease is currently in place over the subject. Further details can be provided by the agent upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming 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 £122,000. The rate poundage for 2025/2026 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Unless stated, all figures quoted 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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