

TO LET INDUSTRIAL

991.26 SQ.M. • 10,670 SQ.FT.

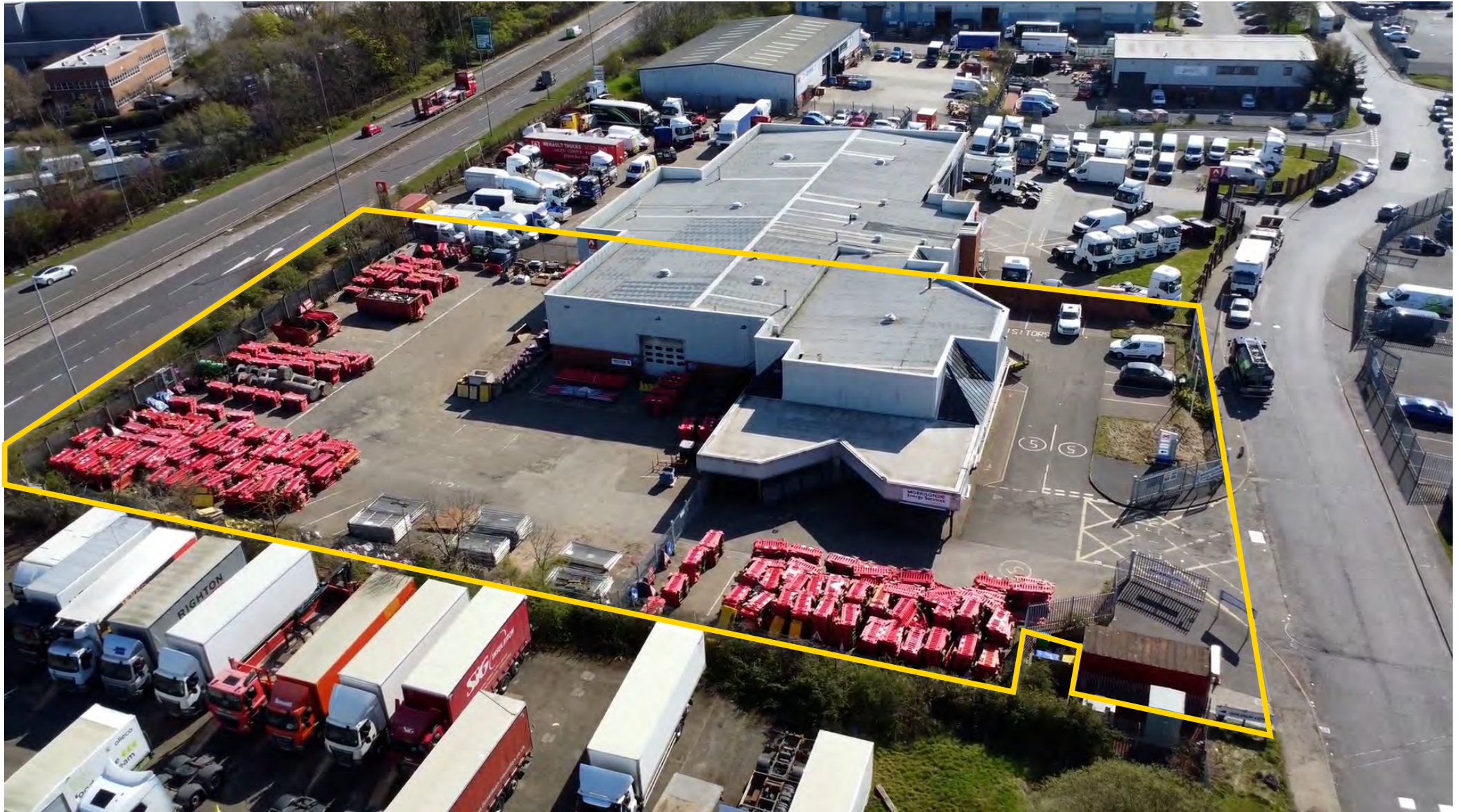


▶ Video available

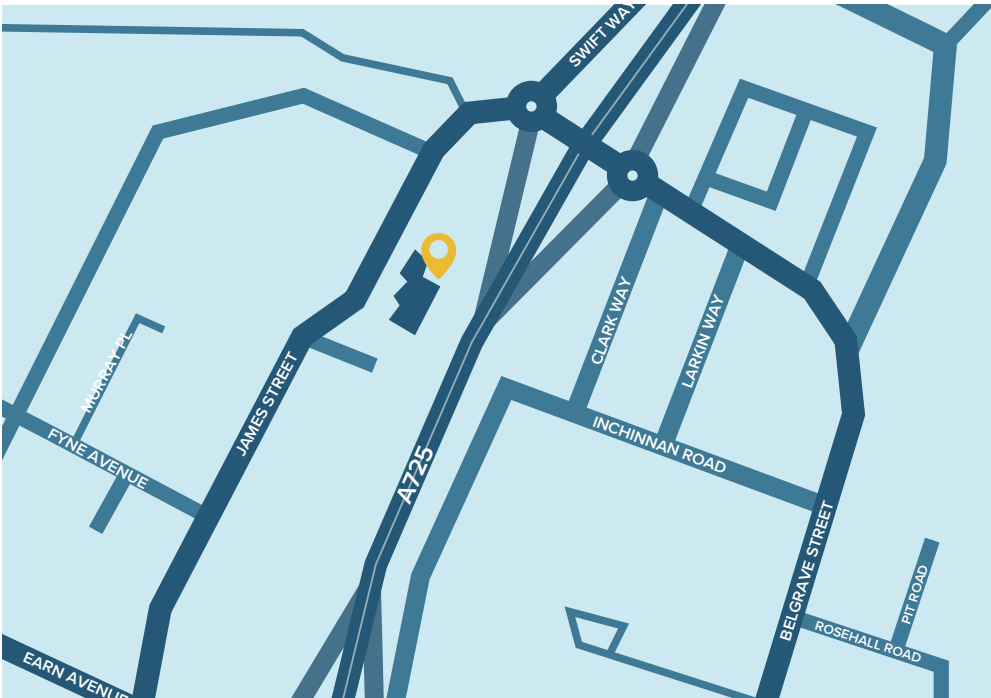
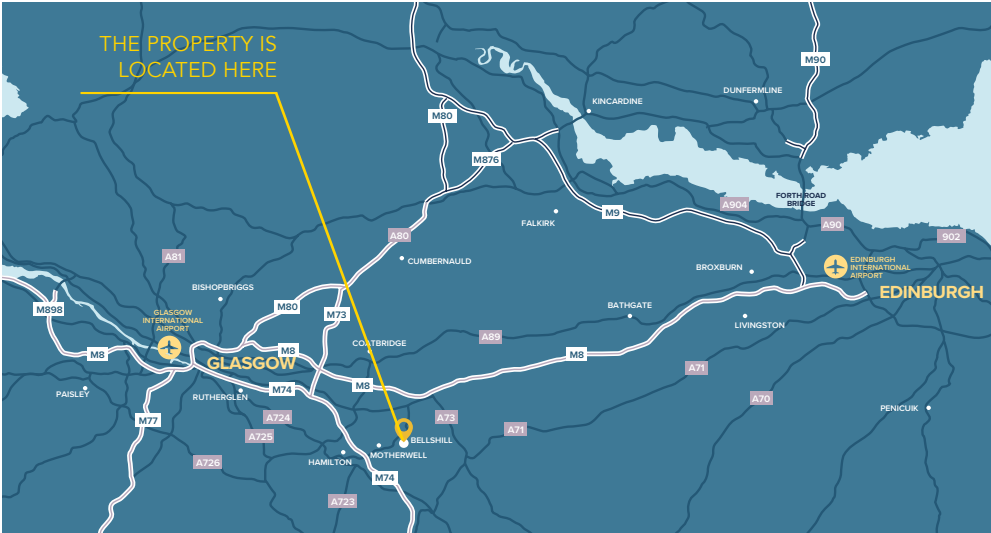
16 JAMES STREET • RIGHEAD INDUSTRIAL ESTATE • BELLSHILL • ML4 3LU

- Highly prominent position within Righead Industrial Estate.
- Great transport links to surrounding motorway network.
- Located in a prime industrial location within Bellshill.
- Substantial secure yard (0.5 acres) and car park.
- GIA 991.26 sq.m (10,670 sq.ft).
- Rental offers in excess of £90,000 per annum.

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AERIAL VIEW



LOCATION

James Street is situated within the Righead Industrial Estate in Bellshill, North Lanarkshire, Scotland. This prime location offers seamless connectivity to major transportation routes, including the M8 and M74 motorways, facilitating efficient access to Glasgow, Edinburgh, and other key destinations across Scotland.

The surrounding area is a vibrant industrial hub, hosting a diverse range of businesses. Other business within the estate include Blue Arrow, Yodel, Hewlett Packard, Maxi Haulage, Timberpak Scotland, Cromwell Tools Limited, and Wincanton.

LOCATION	DISTANCE	DRIVE TIME
Eurocentral (A78/M77/M84)	3 miles	8 mins
Glasgow	12 miles	17 mins
Glasgow Airport	18 miles	25 mins
Edinburgh	39 miles	50 mins
Edinburgh Airport	34 miles	51 mins

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MAIN YARD

DESCRIPTION

16 James Street, a semi-detached former motor trade facility with showroom, with a substantial yard and car parking (18 spaces).

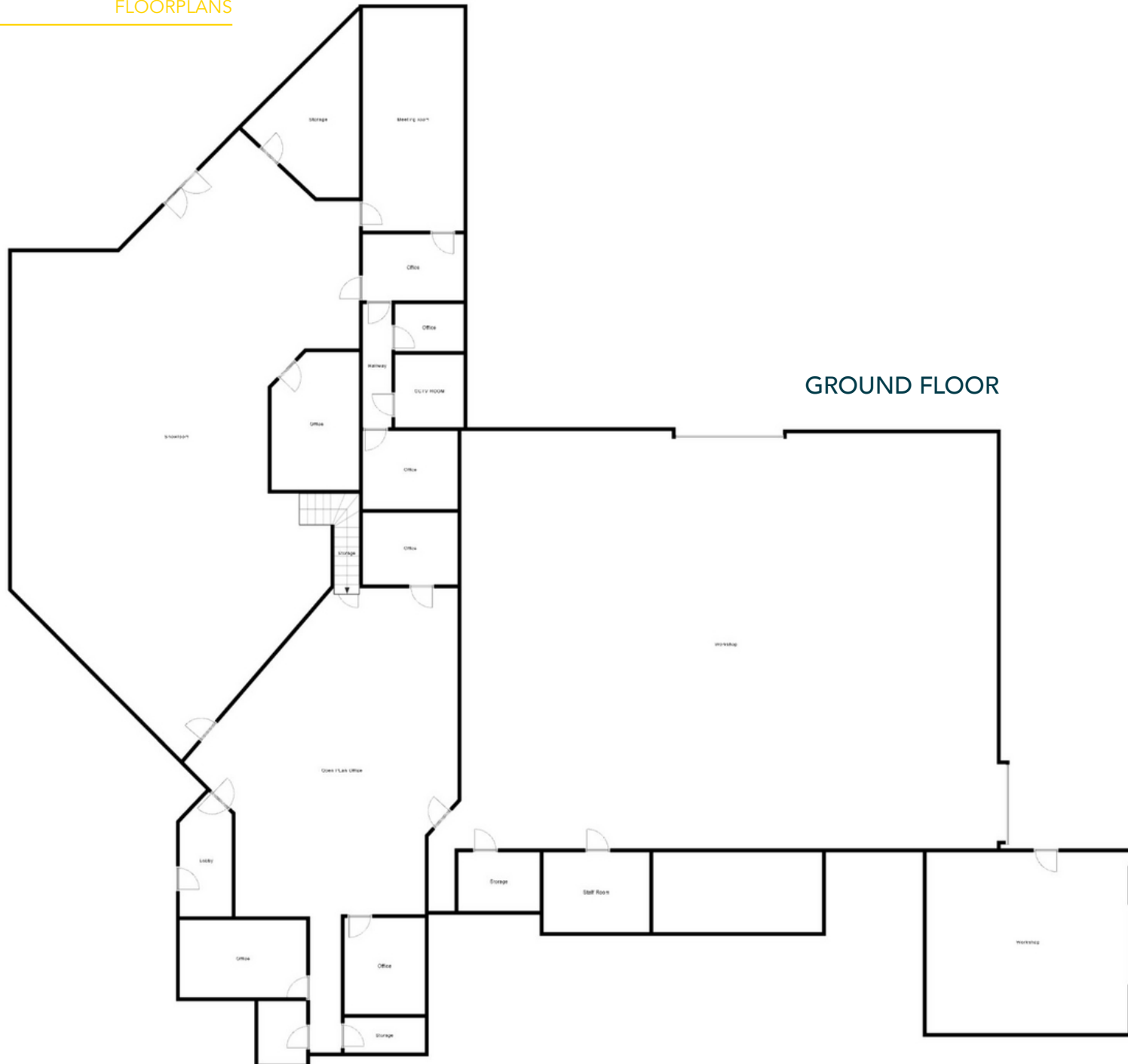
The property comprises showroom and office accommodation the front and upper floors which leads to an open plan workshop to the rear. The workshop, with 5-meter eaves, benefits from two electric vehicular access doors (3.2 m). The building is of a steel frame construction, with a combination of facing brick, panelled and glazed finishes externally.

A second workshop, which is accessed externally to the main building, is open plan in nature, with electric vehicular access and pedestrian access to the side elevation.

The car park and yard are secured by steel gates and secure fencing which encloses the site on all sides.

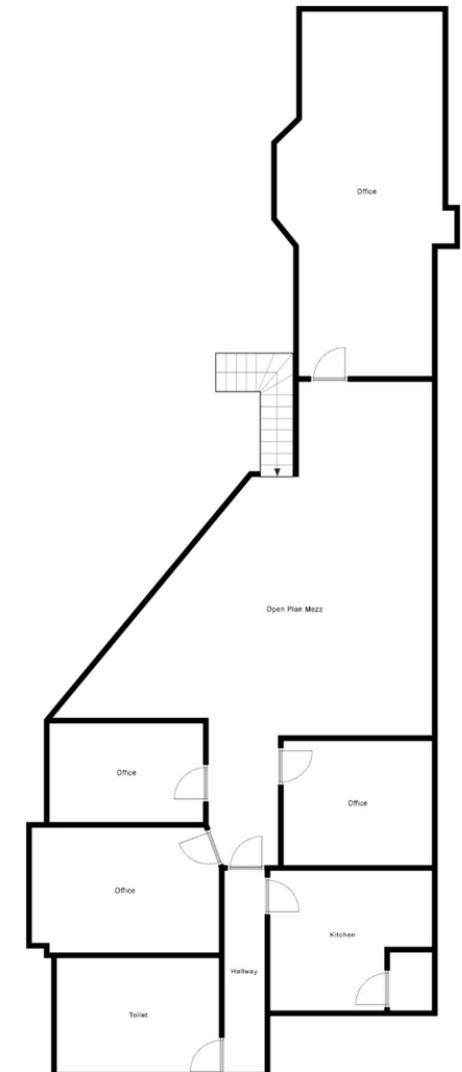
Please see indicative floor plans overleaf.





GROUND FLOOR

FIRST FLOOR



ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows:

FLOOR	ACCOMMODATION	SQ. M.	SQ. FT.
Ground	Office / Showroom	467.19	5,029
First	Office / Showroom	170.02	1,830
Ground	Workshop	345.05	3,811
Total		991.26	10,670

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have two Rateable Values:-

Unit 2 James Street, Bellshill £28,500

Unit 3 James Street, Bellshill £52,500

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

RENT

Rental offers of £90,000 per annum, exclusive of VAT, are invited based on a new full repairing and insuring lease.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required 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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VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents:-

Jacqueline Towie

01698 284939

jacqueline.towie@dmhall.co.uk

Jonathan McManus

Tel: 0141 332 8615

jonathan.mcmanus@dmhall.co.uk



YARD



MAIN WORKSHOP



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Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

COMMERCIAL DEPARTMENT | 01698 284 939

PROPERTY REF: WSA2798

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