

DM HALL

To Let

**Industrial
Workshop
with Offices**

**Unit 2, 785 Old
Edinburgh Road,
Nell Industrial
Estate, Bellshill,
ML4 3HN**



**185.93 sq m
(2,001 sq ft)**

Property Details

- Popular industrial location.
- Good accessibility to major road/ motorway network.
- Generous communal yard and parking
- 100% rates relief, subject to occupier status.
- Rental offers of £16,500 per annum.

LOCATION

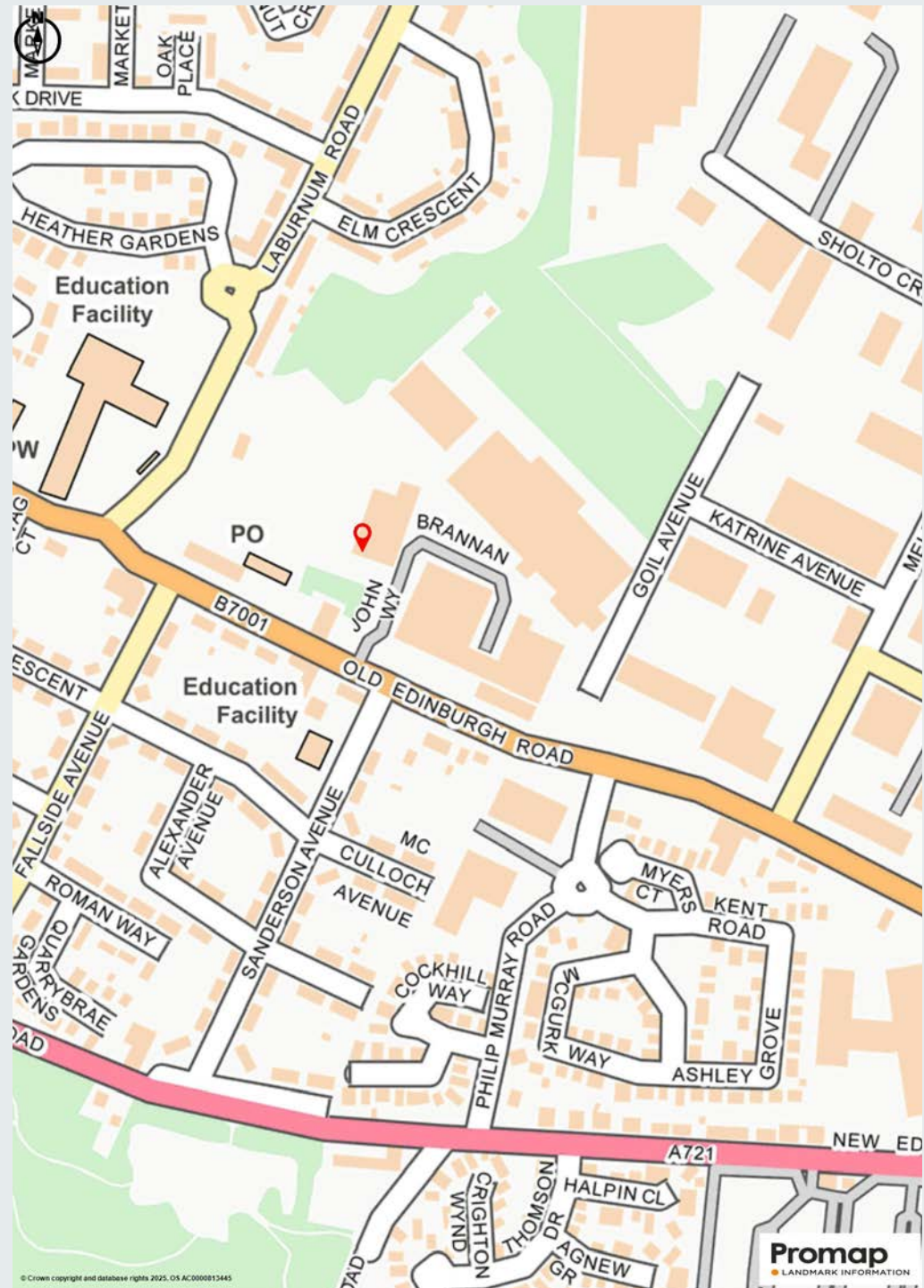
Nell Industrial Estate, situated off Old Edinburgh Road, occupies a prominent position to the north of Bellshill and provides a key connection to Uddingston.

The location offers easy access to the main road networks, lying close to the A725 with connections to the M74, M8, M73, and M77 within a short drive.

Bellshill is a well-established town within North Lanarkshire, with a population of around 20,000. It is situated approximately 10 miles south-east of Glasgow and 4 miles north of Hamilton.

Bellshill railway station is a short walk away, and the surrounding area is well serviced by local bus routes.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

Unit 2, 785 Old Edinburgh Road comprise an end terrace steel portal framed building which has a clear eaves height of 3.62 metres rising to the apex of 5.1 metres.

Access to the estate is provided via a private road leading to a shared yard area. The main vehicle access is via an electric roller shutter door located on the western elevation, which offers a clearance height of 3.3 metres. Access to the roller door is ramped, facilitating easy loading and unloading.

The principal workshop area is predominantly open plan and includes a small kitchen and toilet facilities situated at the rear of the unit.

Ancillary office accommodation runs along the southern elevation of the building and comprises a series of three interlinked offices, a reception area, and staff WC facilities. Pedestrian access is afforded to the side and rear elevations.

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	Workshop/Office	185.93	2,001

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,600.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.



Property Details

RENT

Rental offers of £16,500 per annum, exclusive of VAT are invited on the basis of a new full repairing and insuring lease of a negotiable term.

LEGAL COSTS

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

VAT

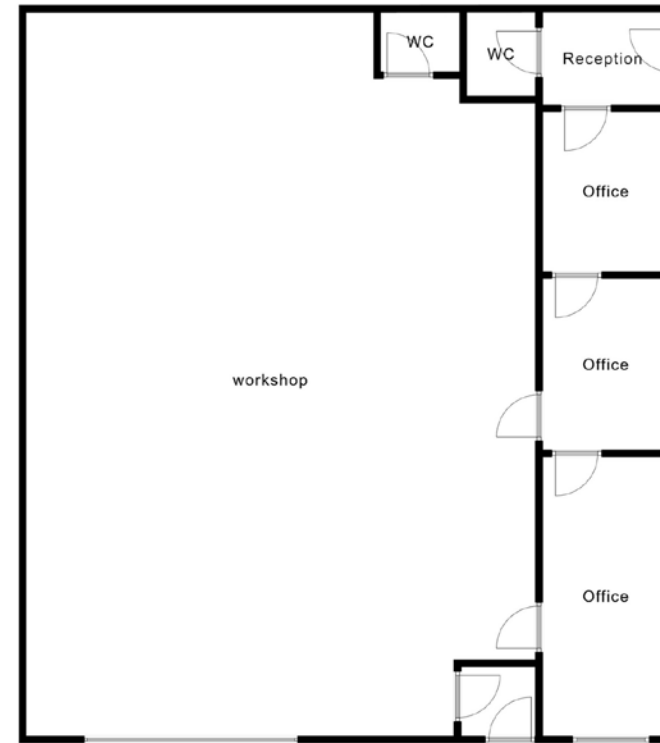
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

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.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

Make an enquiry

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01698 284 939
jacqueline.towie@dmhall.co.uk

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Unit 3 Cadzow Park, 82 Muir Street
Hamilton, ML2 6BJ
01698 284 939

DM HALL



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.