MODERN OFFICE/INDUSTRIAL UNIT

GIA:- 312 SQM (3,358 SQ FT)

PRIME INDUSTRIAL LOCATION

EXCELLENT CONNECTIVITY TO M74 AND M8 MOTORWAY NETWORKS

FANTASTIC OFFICE PROVISION WITH STORAGE SPACE

RENTAL: UPON APPLICATION







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

CONTACT: Adam Honeyman MA (Hons) MRICS Fraser McDonald BSc (Hons)

a.honeyman@shepherd.co.uk fraser.mcdonald@shepherd.co.uk 0141 331 2807 - 07720 466 035 0141 331 2807

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LOCATION

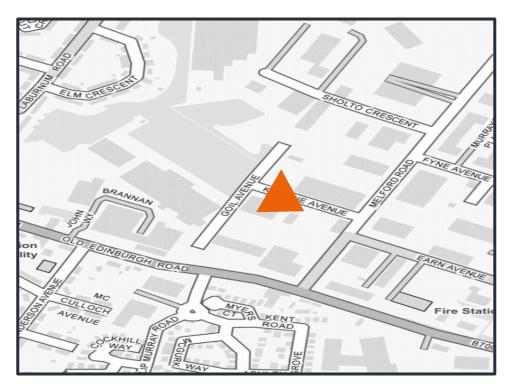
The subjects are located within the well established Righead Industrial Estate, in close proximity to the town of Bellshill. Bellshill is located 10 miles east of Glasgow City Centre and 38 miles to the west of Edinburgh and serves as one of the main industrial and distribution hubs of the central belt. 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.

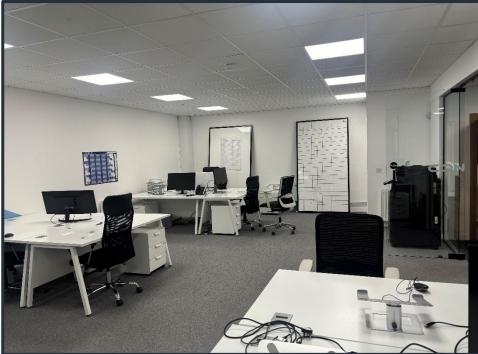
More specifically, the subjects are located on Katrine Avenue accessed directly from Melford Road in close proximity to the junction at Old Edinburgh Road. The subjects are located within an established business location with Bellshill Industrial Estate located to the east of the A725 and Strathclyde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

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.



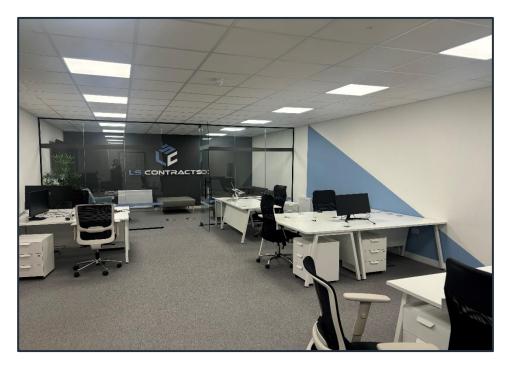


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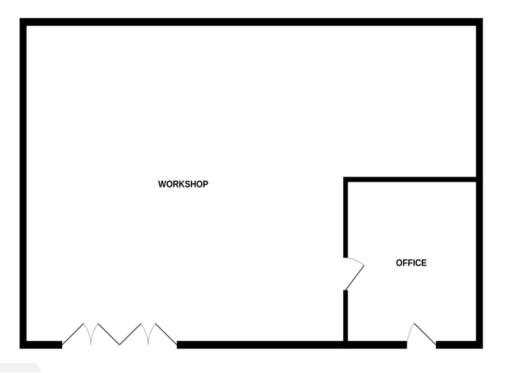
ACCOMMODATION

ACCOMMODATION	SqM	SqFt
OFFICE	150.71	1,622
INDUSTRIAL/STORAGE	161.29	1,736
TOTAL	312	3,358

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:







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RENT

Upon application.

RATING

The subjects are entered into the current valuation roll at £22,000. Please refer to the Scottish Assessors portal for further information <u>www.saa.gov.uk</u>.

The rate poundage for 2024/2025 is 49.8p to the pound.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

PLANNING

We understand that the property has Class 4/5/6 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.

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.

www.shepherd.co.uk

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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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fraser.mcdonald@shepherd.co.uk

a.honeyman@shepherd.co.uk

0141 331 2807 - 07720 466 035

<u>hepherd.co.uk</u> 0141 331 2807

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 lesses, 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 stated. Prospective purchasers/Ressees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrois Financing and Transfer of Fund Regulations 2017. **PUBLICATION: AUGUST 2024**

