

TO LET

TWO PRIME NEW BUILD INDUSTRIAL & LOGISTICS WAREHOUSES

49,138 SQ FT (4,565 SQ M) & 21,399 SQ FT (1,988 SQ M)

100% RATES FREE
IN YEAR 1*



CGI

**BELLSHILL NORTH
INDUSTRIAL PARK
BELLSHILL ML4 3NS**

Clowes 
DEVELOPMENTS

www.clowes.co.uk



LOCATION

Bellshill is located in North Lanarkshire, 12 miles east of Glasgow City Centre and occupies a strategic location, benefiting from excellent motorway links, with the A725 providing fast and easy access to the Shawhead Junction (J7) on the M8 motorway and Junction 5 (Raith) of the M74 motorway.

Bellshill North is a new industrial park situated on Belgowan Street within the popular and well-established Bellshill Industrial Estate, which lies immediately off the A725 dual carriageway, 1 mile from the M8 motorway and 2.5 miles from the M74 (M6) motorway.

Bellshill is regarded as a prime industrial area in the West of Scotland due to its proximity to the motorway network and has benefitted recently from significant upgrades to the M8 and M74 junctions nearby.



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TRAVEL DISTANCES / DRIVE TIMES

Destination	Distance	Time
Glasgow	12 miles	18 mins
Edinburgh	38 miles	54 mins
Aberdeen	146 miles	2 hrs 39 mins
Glasgow Airport	20 miles	24 mins
Edinburgh Airport	30.6 miles	34 mins
Manchester	206 miles	3 hrs 20 mins
Birmingham	280 miles	4 hrs 31 mins
London	403 miles	6 hrs 38 mins

SITUATION

Notable occupiers in the surrounding area include DHL, Yodel, Morrisons (Scottish Distribution Centre), TNT / FedEx Express, Muller, MAN Truck & Bus, Long Lane Deliveries, Lineage, NAMPAC, Quiz Clothing (National distribution centre), HSS Hire, Screwfix and Howdens.

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DESCRIPTION / SPECIFICATION

Unit 1: 49,138 sq ft (4,565 sq m)
Unit 2: 21,399 sq ft (1,988 sq m)

The buildings will comprise two brand new high quality detached industrial and logistics warehouses with offices, dedicated parking and generous secure yards.



Unit 1



Unit 2

Outline specifications (subject to change) as follows:

	UNIT 1 (49,138 SQ FT)	UNIT 2 (21,399 SQ FT)
Floor Loading	50kN/sq m	35kN/sq m
Eaves Height	12m	10m
Office Ratio	8%	13%
Office Location	Mezzanine	Ground Floor provision for mezzanine
Office Heating	Comfort Cooling	Comfort Cooling
Office Location	South eastern Corner	South eastern Corner
Windows	Ground & First	Ground with Cutouts First
Roof Lights	15%	15%
Car Parking	35 car spaces (including 2 by electric provision and 3 by DDA) and 40 cycle spaces with additional land available	39 car spaces (including 2 by electric provision and 3 by DDA) and 12 cycling spaces.
Truck Parking	22 trucks	11 trucks
Dock Level Access	x 5	x 2
Access Doors	x 2 (7m x 4m)	x 2 (7m x 4m)
BREEAM	Very Good	Very Good
Target EPC Rating	A	A

THE DEVELOPER

Clowes Developments is a privately owned company specialising in the construction of commercial property. Our focus is to work with our clients to build imaginative property that creates diverse and inventive places to work based on our customers' needs.

Clowes Developments was founded over 50 years ago by the former Chairman, Charles Clowes. The company has established a strong and resourceful team within a resilient corporate structure, built on a family of focused and dedicated companies.

The flexibility provided by this structure, together with prudent and entrepreneurial management, has delivered strong year on year growth, even through recessionary periods. This has provided a sound financial platform for the company to take up opportunities, through its own resources as and when they arise.

Clowes Developments is now one of the strongest and largest privately owned property development groups in the UK and is regarded as one of the premier logistics developers in the UK. The company owns circa 130 sites nationwide, which provides the group with a land bank of approximately 3,000 acres (1,214 hectares).

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PLANNING

The site is zoned for the following uses: Class 5 (General Industrial) and Class 6 (Warehouse & Distribution).

RATES

The properties will require to be assessed for rates once a tenant takes occupation. *As new build units, the tenants may be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to Lanarkshire Assessor's Department on 01698 476000.

TERMS / RENTS

The properties are available to lease on Full Repairing and Insuring terms with further information available from the joint agents.

EPC RATINGS

EPCs will be provided on completion.

MONEY LAUNDERING REGULATIONS

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for tenants to provide information necessary to complete these checks before any lease is completed. Information required will include:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds

FURTHER INFORMATION

For further information please contact the joint letting agents:



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