



TRAVEL DISTANCES

Eurofreight Terminal	3.8 miles
Glasgow	10 miles
Glasgow Airport	16 miles
Edinburgh Airport	30.6 miles
Edinburgh	37 miles



SAT NAV
ML4 3JA

BELGRAVE POINT | BELLSHILL INDUSTRIAL ESTATE, BELLSHILL



TO LET

BELGRAVE POINT

BELLSHILL INDUSTRIAL ESTATE, BELLSHILL

GRANT ASSISTANCE

Grant assistance available subject to meeting certain criteria.

Further information available from <http://www.scottish-enterprise.com/fund-your-business/rsa.aspx> and www.businessgrants.gov.uk

TERMS

Our client will enter into new Full Repairing and Insuring leases. Further details on request.

FURTHER INFORMATION

For further information, please contact the joint letting agents:



0141 226 1000
www.colliers.com/uk/industrial

Email: iain.davidson@colliers.com
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Disclaimer
These particulars do not form part of any contract, the letting agents, nor any of their partners, Directors, Employees or Agents are authorised to give or make any warranty or representation on behalf of any party. Whilst the information in particular is now given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters in which they intend to rely. All negotiations are subjects to contract.

5/14
Designed by: Graffig | E: mail@grafig.com



BESPOKE BUILD TO SUIT PACKAGES AVAILABLE
FULLY SERVICED SITE - READY FOR IMMEDIATE DEVELOPMENT
NEW HIGH QUALITY INDUSTRIAL/WAREHOUSE/DISTRIBUTION UNITS
UP TO 100,000 SQ FT (9,290 SQ M)

STRATEGIC LOCATION
FAST & EASY ACCESS TO M8 AND M74 MOTORWAYS VIA THE A725

SAT NAV: ML4 3JA

www.belgravepoint.co.uk



WISEMAN DAIRIES | DHL | DEVRO | MAN | BRAKE BROS | RENAULT | SOLAGLASS | TNT



EXAMPLE OF A TYPICAL J. SMART INDUSTRIAL DEVELOPMENT

LOCATION

Bellshill is located 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh.

This prime industrial location, which lies immediately adjacent to a 4 way junction onto the A725 provides fast and easy access to the national motorway network.

Belgrave Point occupies a strategic location fronting Belgrave Street within the popular and well established Bellshill Industrial Estate which lies approximately 2 miles from the M8 and 1.5 miles from junction 5 of the M74.

The surrounding area is primarily industrial in nature with nearby occupiers including DHL, Brake Bros., Robert Wiseman Dairies, TNT, Ceva Logistics and Devro. Wm Morrisons Scottish Distribution Centre is also located in close proximity to the site, again providing testament to this strategic location.

THE DEVELOPER

J. Smart & Co. (Contractors) Plc is one of Scotland's most established and successful property developers.

The company has a proven track record in building high quality industrial and office buildings across Scotland with customers including Ceramic Tile Distributors (part of the Saint Gobain Group), Accident Exchange plc, Royal Mail, Speedyhire and City of Edinburgh Council.

THE DEVELOPMENT

Belgrave Point offers bespoke Design & Build opportunities where J. Smart & Co. (Contractors) Plc will work with companies to provide tailor made industrial, warehousing and distribution facilities to meet their specific requirements.

The buildings will be of high quality construction and will incorporate the latest environmental features. Typical specification includes:

- **Steel portal frame construction**
- **Min 6m eaves**
- **Medium duty warehouse floor loading**
- **Ground & potential dock level access**
- **3 phase power, gas, water and telecoms**
- **Offices & staff welfare facilities**
- **Dedicated parking**
- **Secure yards**
- **Landscaped environment**



TO LET BELGRAVE POINT

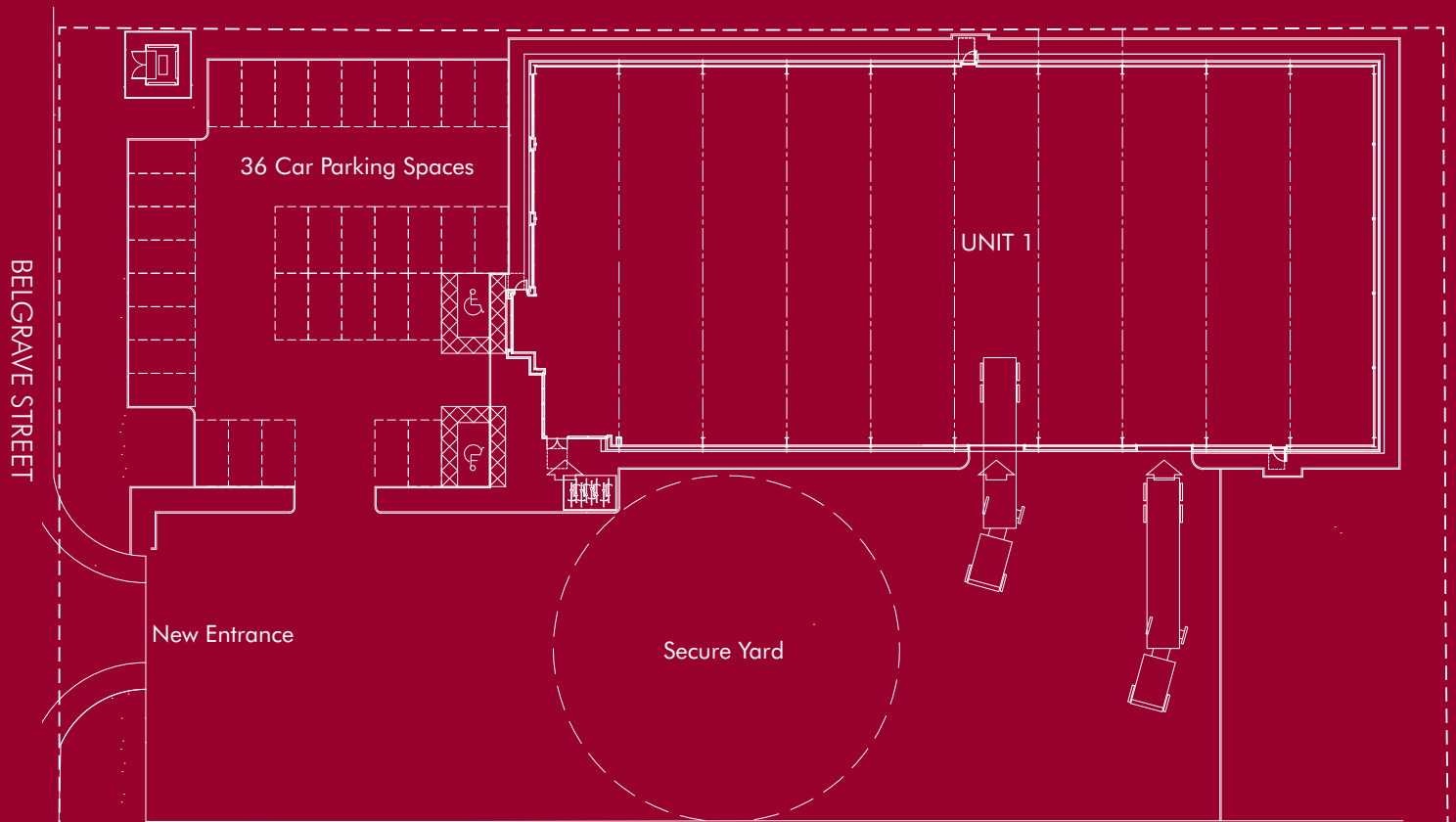
AVAILABLE
NOW!

BELLSHILL INDUSTRIAL ESTATE, BELLSHILL



Unit 1 comprises a 1,773 sq m (19,081 sq ft) new build high quality warehouse and distribution facility with generous yard and parking areas all within a fully secure site.

Built to shell specification, the building provides occupiers with the unique ability to tailor offices and staff welfare facilities to their ideal size and specification.



www.belgravepoint.co.uk

SPECIFICATION

The specification includes:

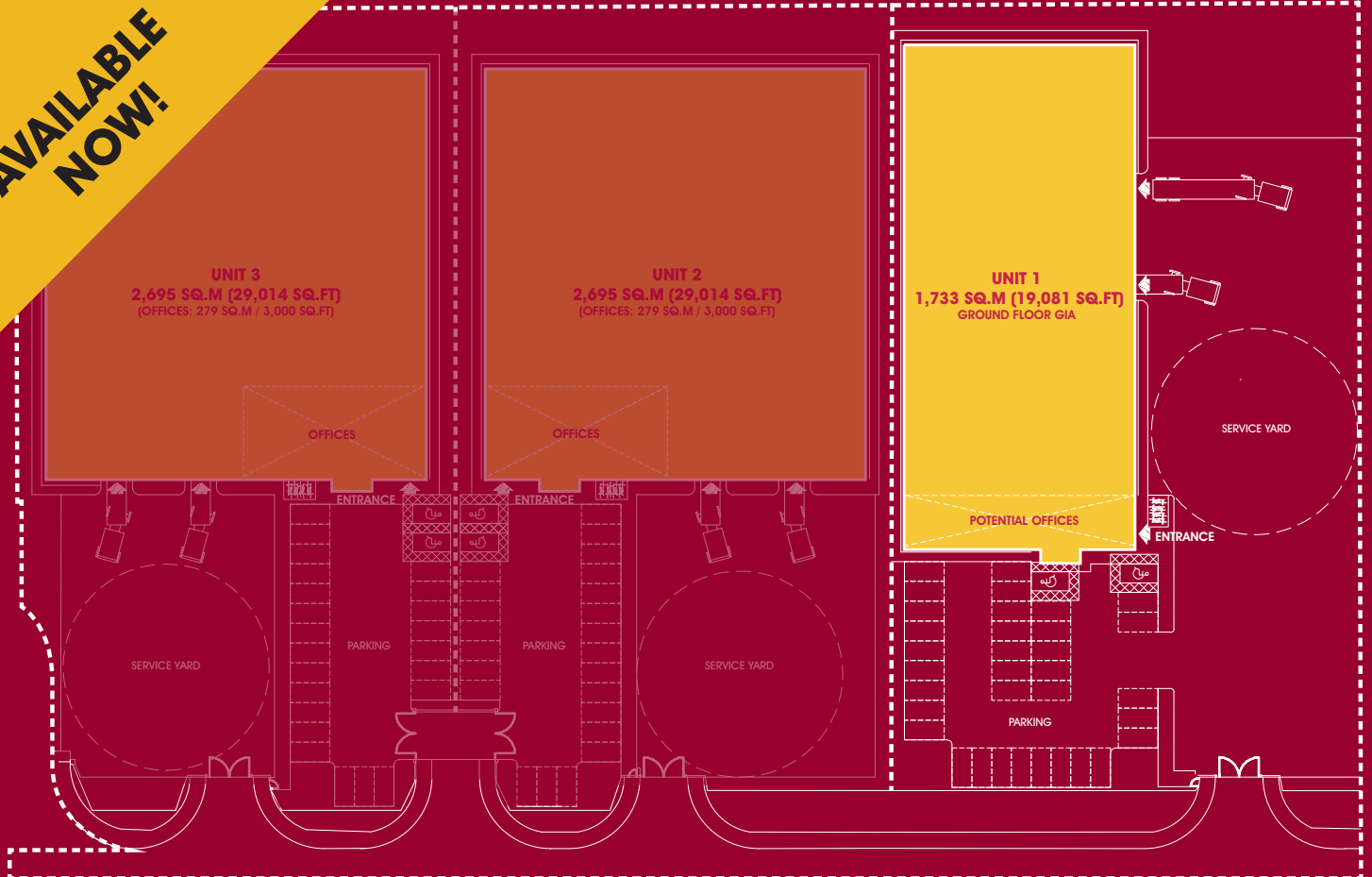
- **Steel portal frame construction**
- **6.31m to underside of haunch**
- **3 phase power, gas, water and telecoms**
- **2 ground level vehicle doors**
- **Offices tailored to meet tenant requirements**
- **Secure, dedicated yard of approx 0.5 acres, capable of expansion**
- **36 dedicated car parking spaces**



Indicative Image



AVAILABLE NOW!



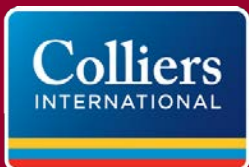
Indicative Layout

TERMS

The unit is available to let on full repairing and insuring terms with further details available from the joint agents.

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