

FIRST YEAR  
RATES FREE

# BELGRAVE

LOGISTICS PARK

5 BELGRAVE STREET, BELLSHILL ML4 3NP

ANTICIPATED START DATE  
SEPTEMBER 2021



**5 LOGISTIC UNITS**  
UNITS FROM 18,940 SQ.FT - 125,665 SQ.FT

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

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## LOCATION

The site extends to 6 hectares and the existing buildings and hard surfaces have now been demolished and removed

The site is situated within the popular Bellshill Industrial Estate with excellent transport links and quick access to the A725 dual carriageway which provides direct access to the M8 motorway between Glasgow and Edinburgh and also the M74 which is Scotland's main road link south.

Glasgow international airport is only 25 minutes drive west via the M8 motorway and Edinburgh International airport is only 40 minutes drive east.

### Surrounding Occupiers

**HSS Hire**

**YODEL**

**TNT**

**MAN**

**DHL**

**Nationwide Platforms**  
A LOXAM Company

**HOWDENS**

**SCREWFIX**

**Morrisons**  
Since 1899



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## Destination & Distance

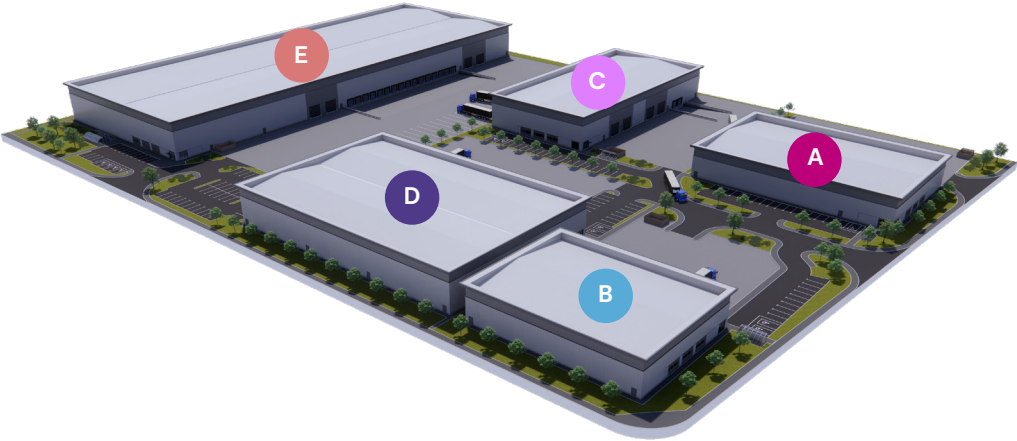
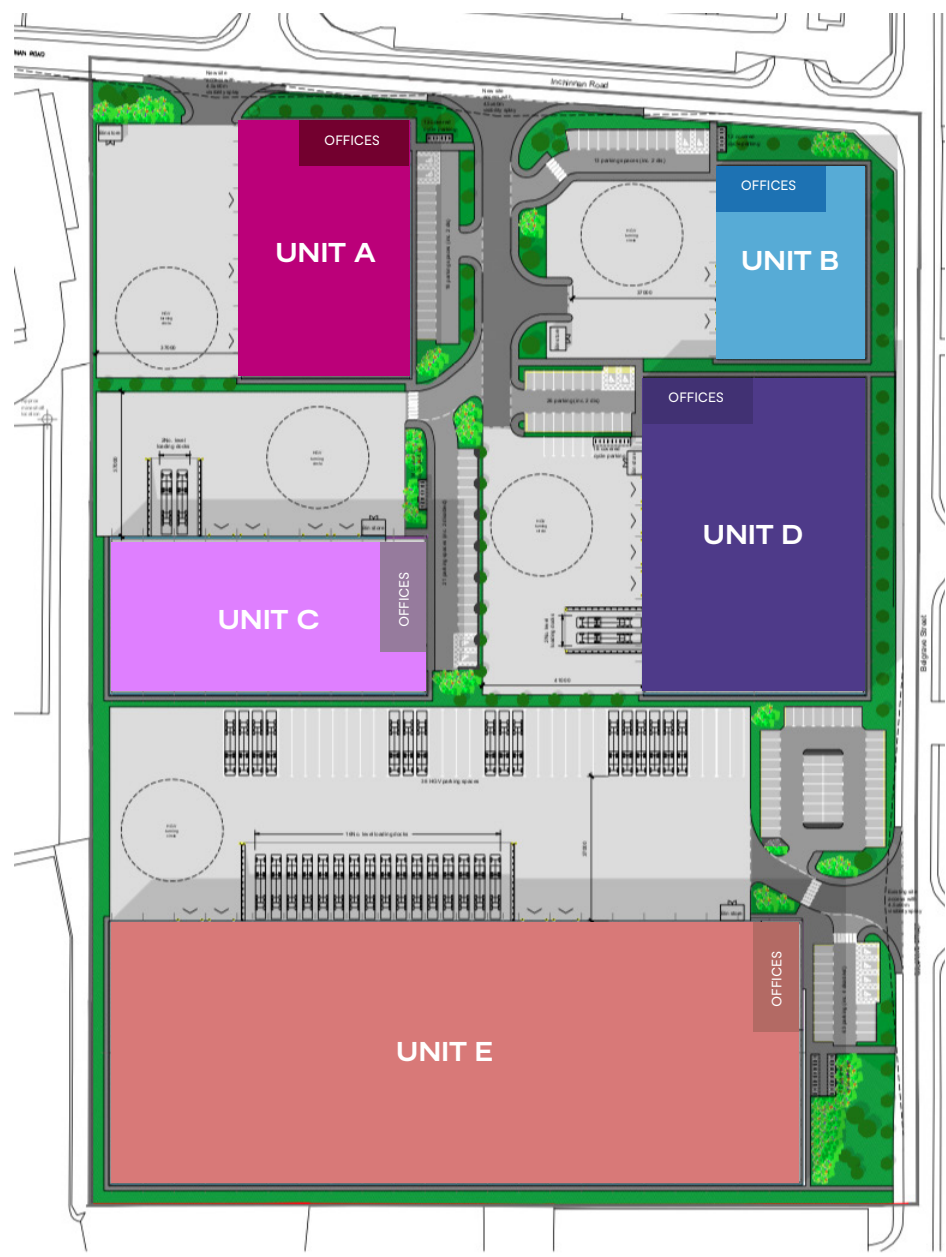
Glasgow	12 miles
Edinburgh	36 miles
Stirling	27 miles
Aberdeen	148 miles
Carlisle	87 miles
Manchester	205 miles
Birmingham	280 miles

## Drive Time

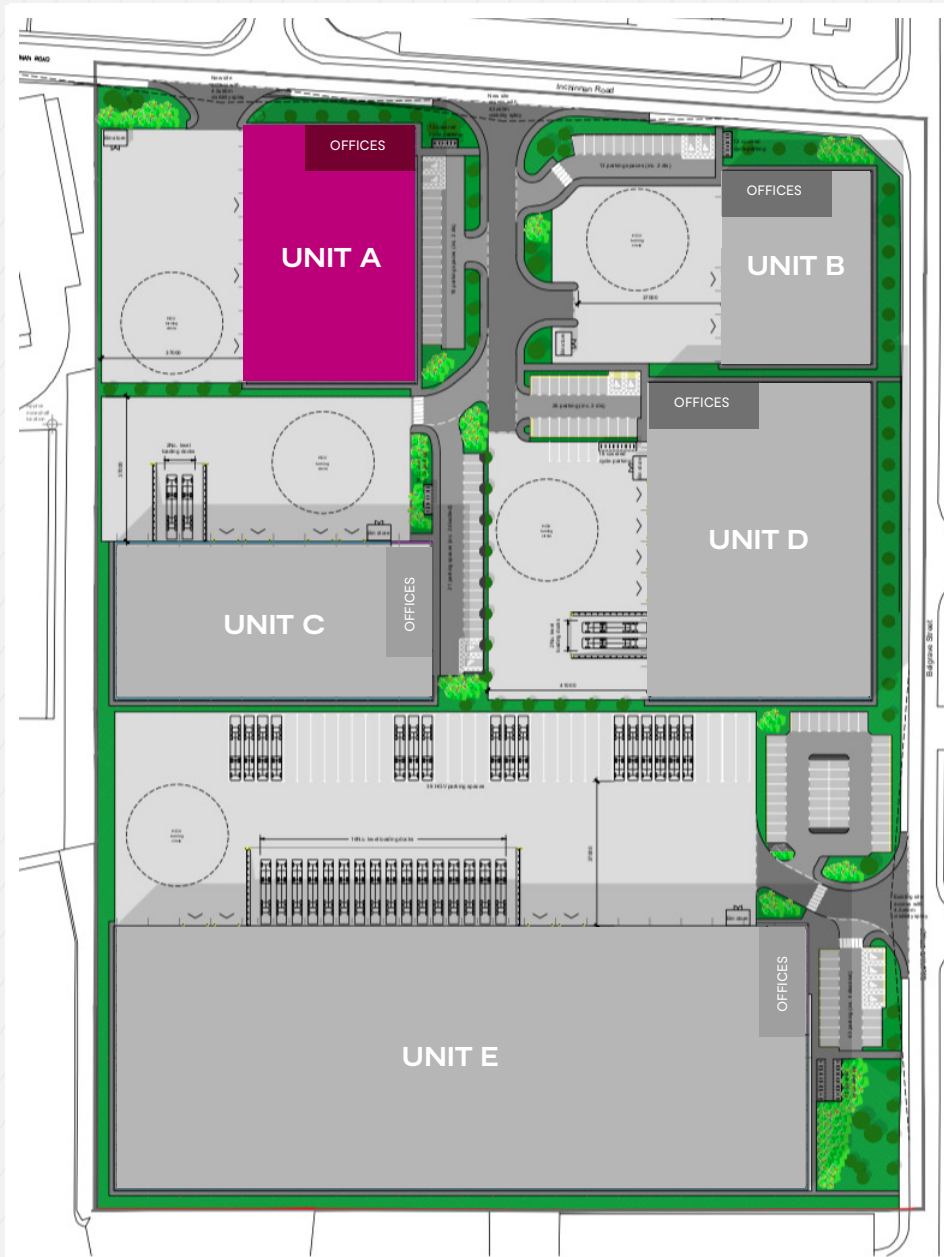
- 1/2 hour drive time
- 1 hour drive time
- + 1 hour drive time



SITE MASTERPLAN



UNIT	OFFICE	WAREHOUSE	TOTAL
UNIT A	2,870 SQ.FT	26,070 SQ.FT	28,940 SQ.FT
UNIT B	2,870 SQ.FT	16,070 SQ.FT	18,940 SQ.FT
UNIT C	2,870 SQ.FT	31,075 SQ.FT	33,945 SQ.FT
UNIT D	2,870 SQ.FT	45,070 SQ.FT	47,940 SQ.FT
UNIT E	2,870 SQ.FT	122,795 SQ.FT	125,665 SQ.FT

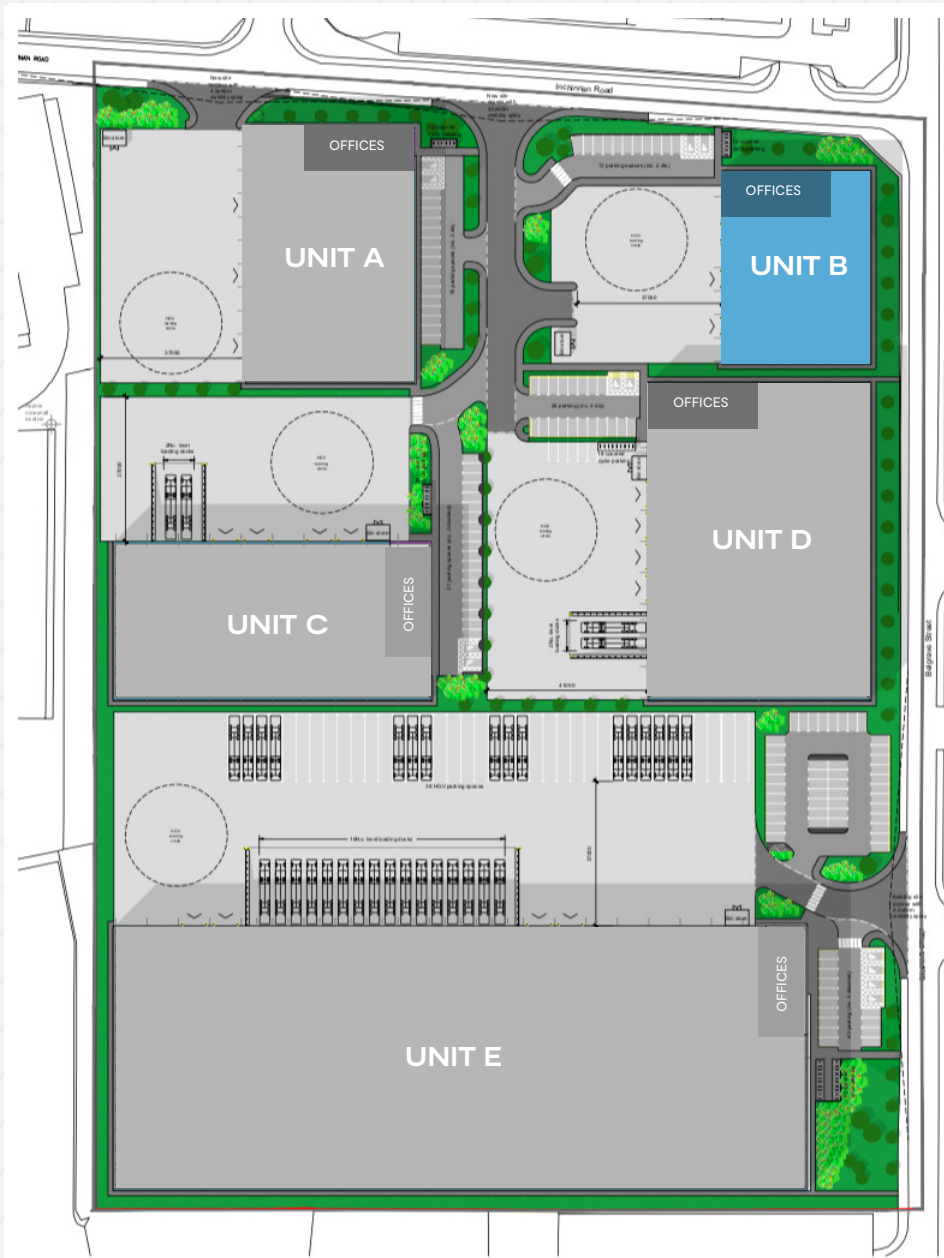


# UNIT A

## SPECIFICATION

Office GIA	2,870 SQ.FT
Warehouse GIA	26,070 SQ.FT
Total GIA	28,940 SQ.FT
Yard GIA	25,886 SQ.FT
Underside Haunch	8M
Level access doors	3Nr
Dock leveller doors	0Nr
Car parking spaces	18Nr
Electric charging points	2Nr 7kW dual charging posts
3 phase power supply	140KVA
Target EPC rating	A



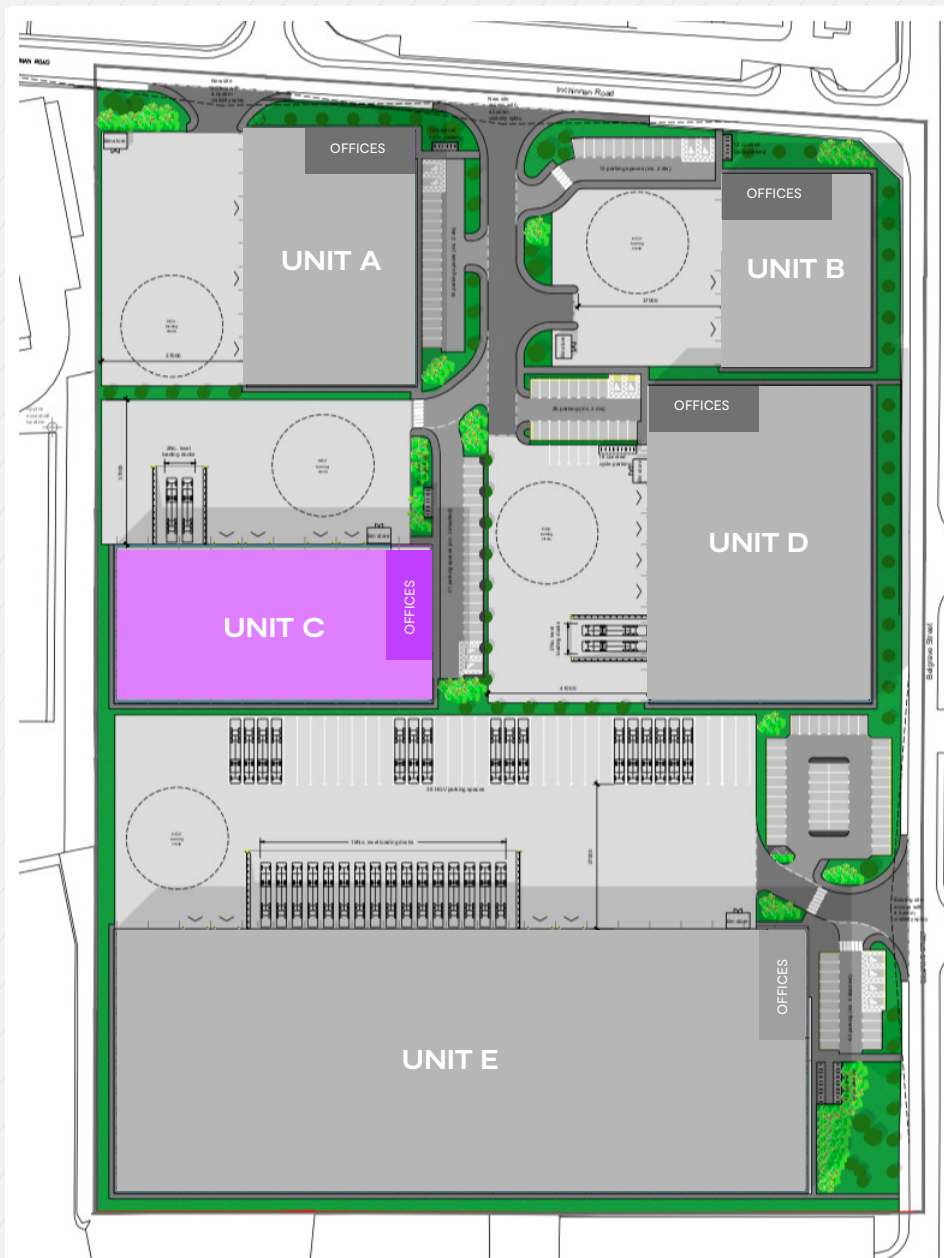


# UNIT B

## SPECIFICATION

Office GIA	2,870 SQ.FT
Warehouse GIA	16,070 SQ.FT
Total GIA	18,940 SQ.FT
Yard GIA	20,400 SQ.FT
Underside Haunch	8M
Level access doors	2Nr
Dock leveller doors	0Nr
Car parking spaces	13Nr
Electric charging points	2Nr 7kW dual charging posts
3 phase power supply	119KVA
Target EPC rating	A





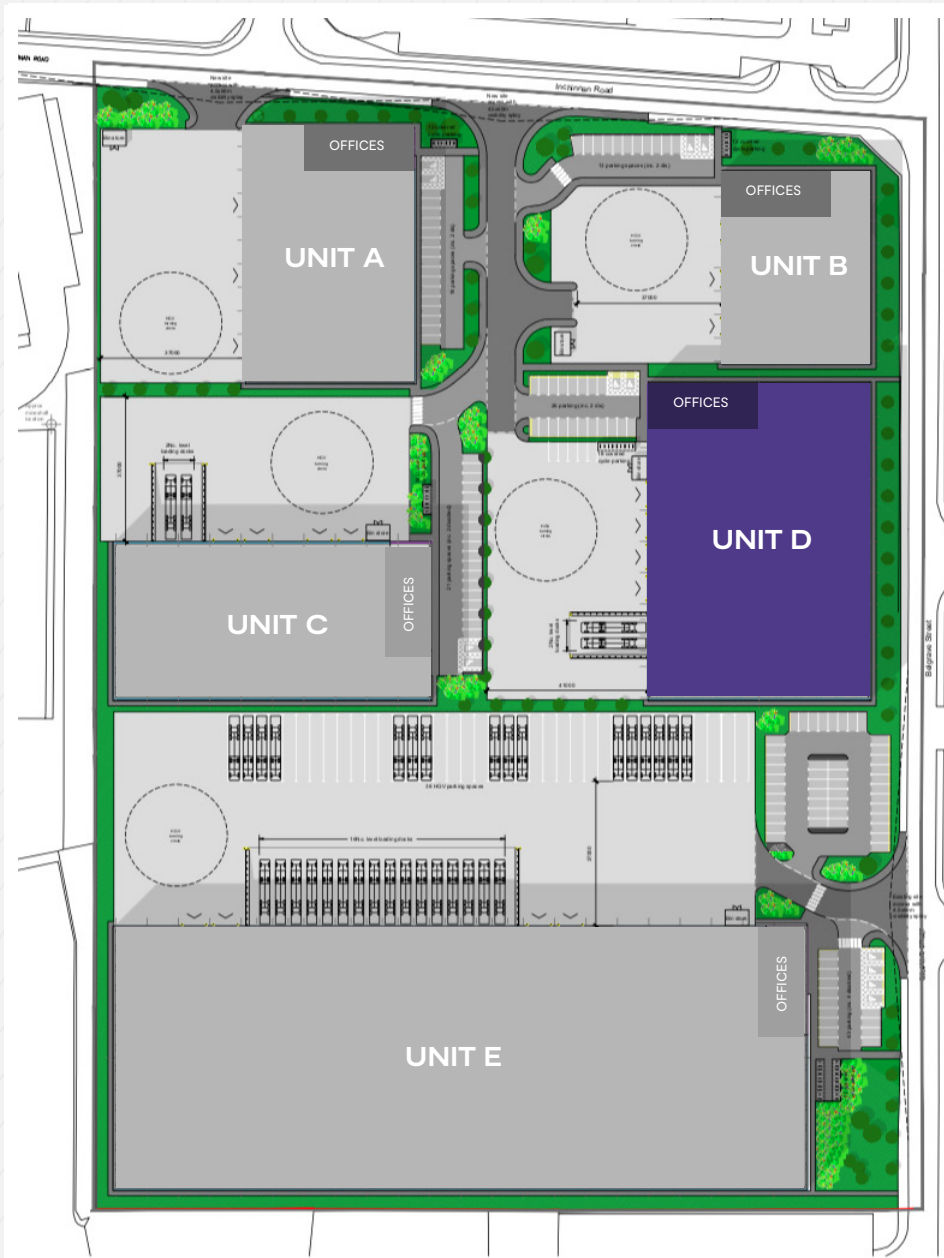
# UNIT C

## SPECIFICATION

Office GIA	2,870 SQ.FT
Warehouse GIA	31,075 SQ.FT
Total GIA	33,945 SQ.FT
Yard GIA	31,430 SQ.FT
Underside Haunch	10M
Level access doors	4Nr
Dock leveller doors	2Nr
Car parking spaces	21Nr
Electric charging points	2Nr 7kW dual charging posts
3 phase power supply	151KVA
Target EPC rating	A



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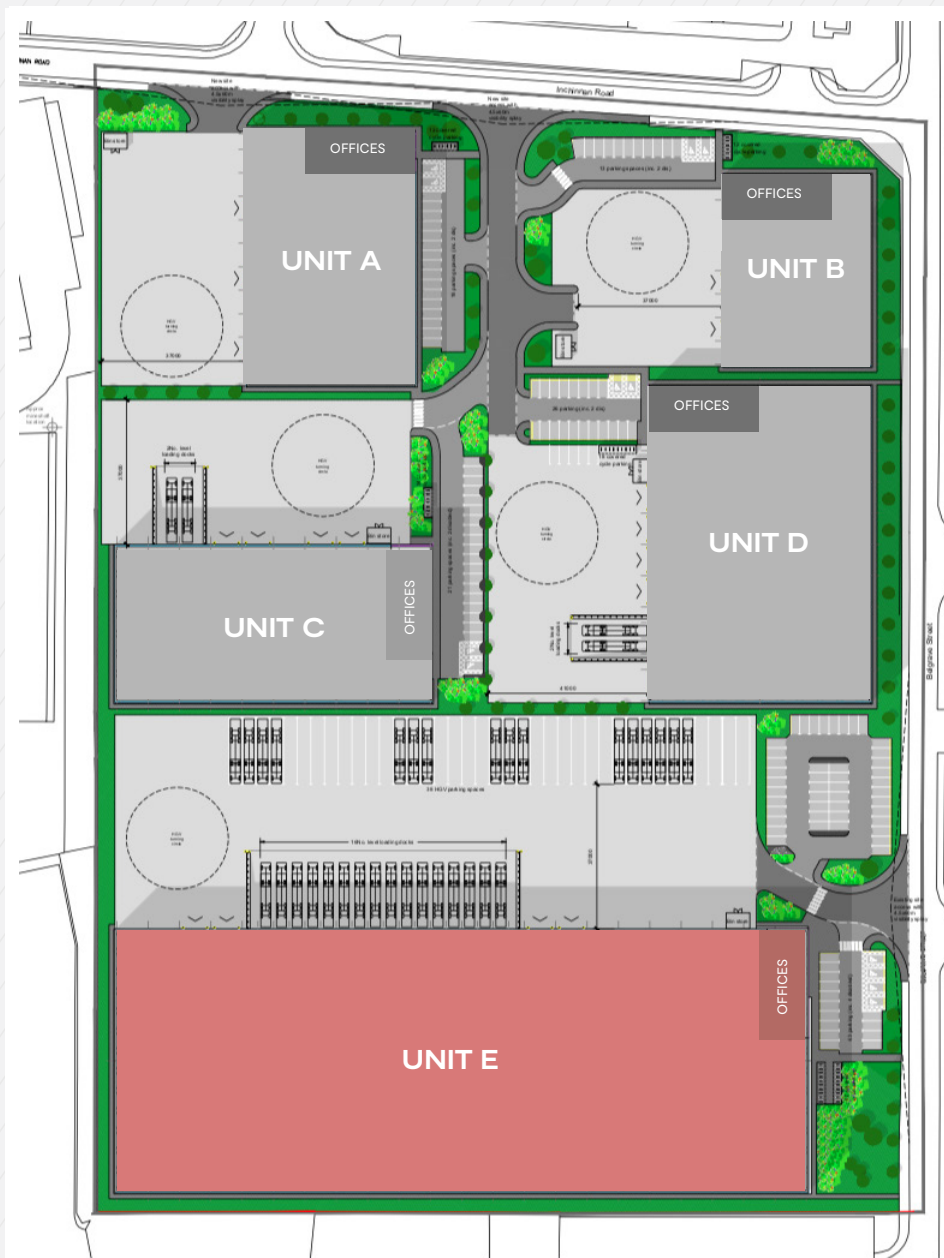


# UNIT D

## SPECIFICATION

Office GIA	2,870 SQ.FT
Warehouse GIA	45,070 SQ.FT
Total GIA	47,940 SQ.FT
Yard GIA	29,405 SQ.FT
Underside Haunch	10M
Level access doors	4Nr
Dock leveller doors	2Nr
Car parking spaces	26Nr
Electric charging points	2Nr 7kW dual charging posts
3 phase power supply	178KVA
Target EPC rating	A





# UNIT E

## SPECIFICATION

Office GIA	2,870 SQ.FT
Warehouse GIA	122,795 SQ.FT
Total GIA	125,665 SQ.FT
Yard GIA	96,517 SQ.FT
Underside Haunch	12M
Level access doors	4Nr
Dock leveller doors	16Nr
Car parking spaces	63Nr
Electric charging points	2Nr 7kW dual charging posts
3 phase power supply	347KVA
Target EPC rating	A



# PROJECTED TIMELINE



March 2021

Planning pre-application  
lodged



July 2021

Site enabling works



October 2021

Phase 1 (Units A & C)  
Construction commences  
(10 months)



February 2022

Phase 3 (Unit E)  
Construction commences  
(12 months)



June 2021

Detailed planning  
application lodged



August 2021

Planning permission  
obtained



December 2021

Phase 2 (Units B & D)  
Construction commences  
(9 months)



February 2023

Development completion

# 2021-2023



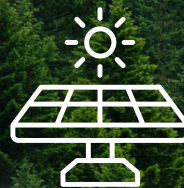
# GREEN CREDENTIALS



All buildings to have  
target EPC "A"



Electric car  
charging points



Solar photovoltaic  
panels to the roof



Energy efficient LED  
lighting throughout



Daylight sensors  
to lighting



Occupancy / proximity  
sensors to lighting



Photocells to  
external lighting

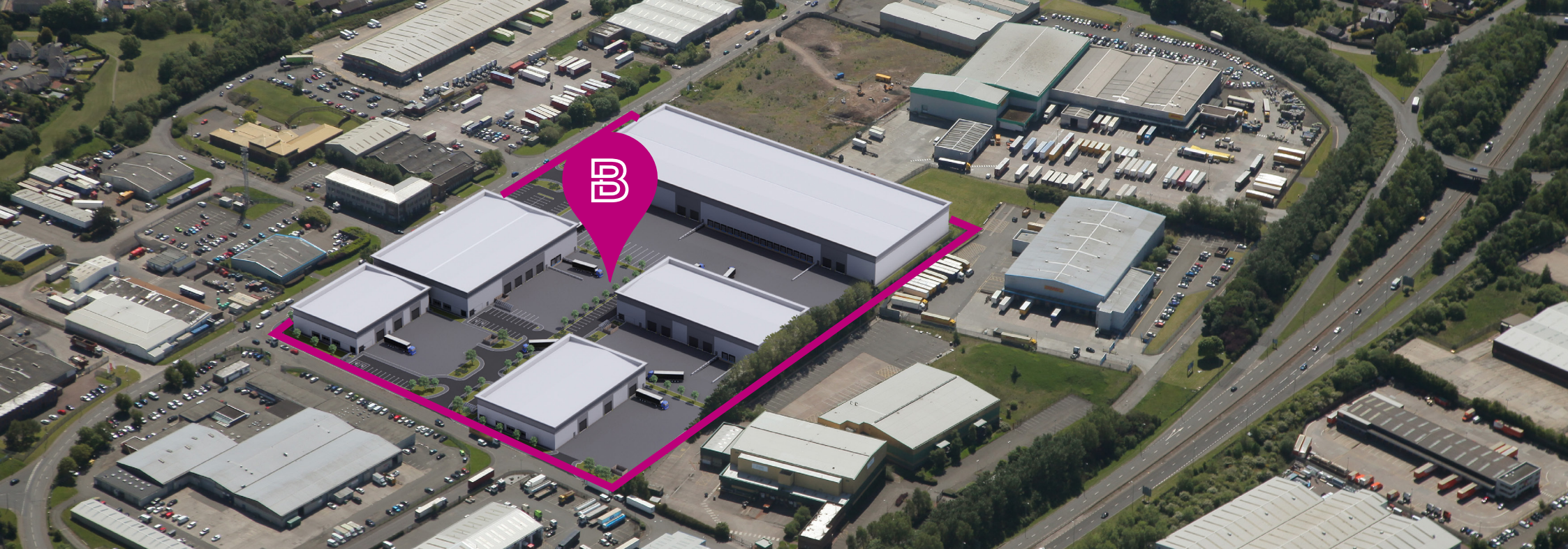


All electric Heat  
recovery / air conditioning  
to offices



Water management flow  
restriction within toilets  
to conserve water





### LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Any medium-long term lease will provide for periodic rent reviews.

### RENTAL

Information on the quoting rent is available on application.

### LEGAL COSTS

Each party will be responsible for their own legal expenses, together with LBTT and Registration Dues.

### ENERGY PERFORMANCE CERTIFICATE

The units have a target EPC rating of A.

### VAT

All figures quoted are exclusive of VAT.

### RATEABLE VALUE

The properties will need to be assessed upon occupation.

**Ryden**.co.uk  
0141 204 3838

**Gregor Harvie**

T: 07765 255988

E: gregor.harvie@ryden.co.uk

**Alan Gilkison**

T: 07770 331525

E: alan.gilkison@ryden.co.uk

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