



FIRST YEAR  
RATES FREE

# BELGRAVE LOGISTICS PARK

5 BELGRAVE STREET, BELLSHILL ML4 3NP

CONSTRUCTION COMMENCES  
JANUARY 2022



TARGET EPC RATING - A  
BREEM RATING - EXCELLENT

## 5 LOGISTIC UNITS

UNITS FROM 19,364 SQ FT – 126,960 SQ FT

A DEVELOPMENT BY:



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## LOCATION

The site extends to 6 hectares and has been prepared, out and filled is now ready for construction to commence.

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 1880



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### Destination & Distance

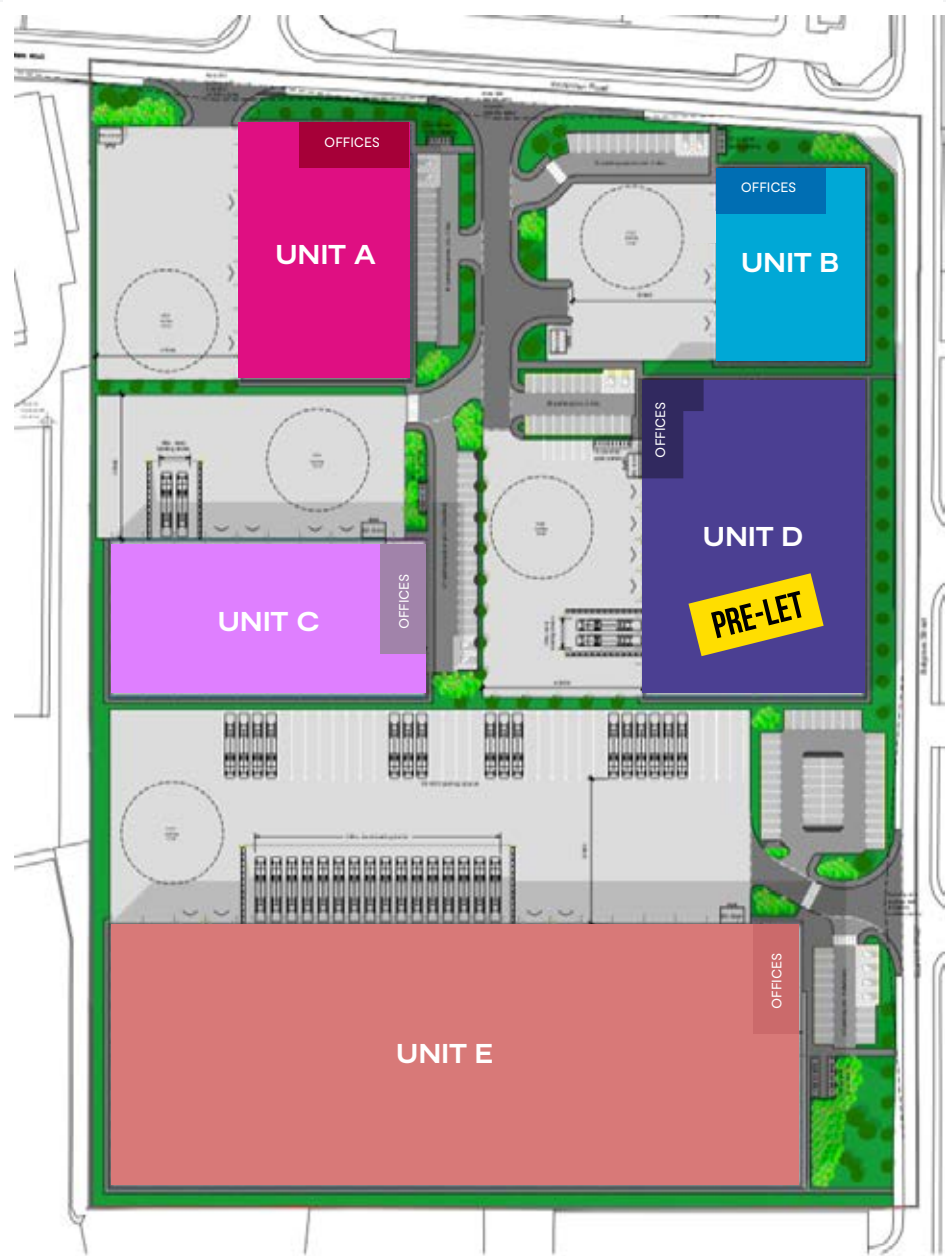
Glasgow	12 miles
Edinburgh	36 miles
Stirling	27 miles
Aberdeen	148 miles
Carlisle	87 miles
Manchester	205 miles
Birmingham	280 miles

### Drive Time

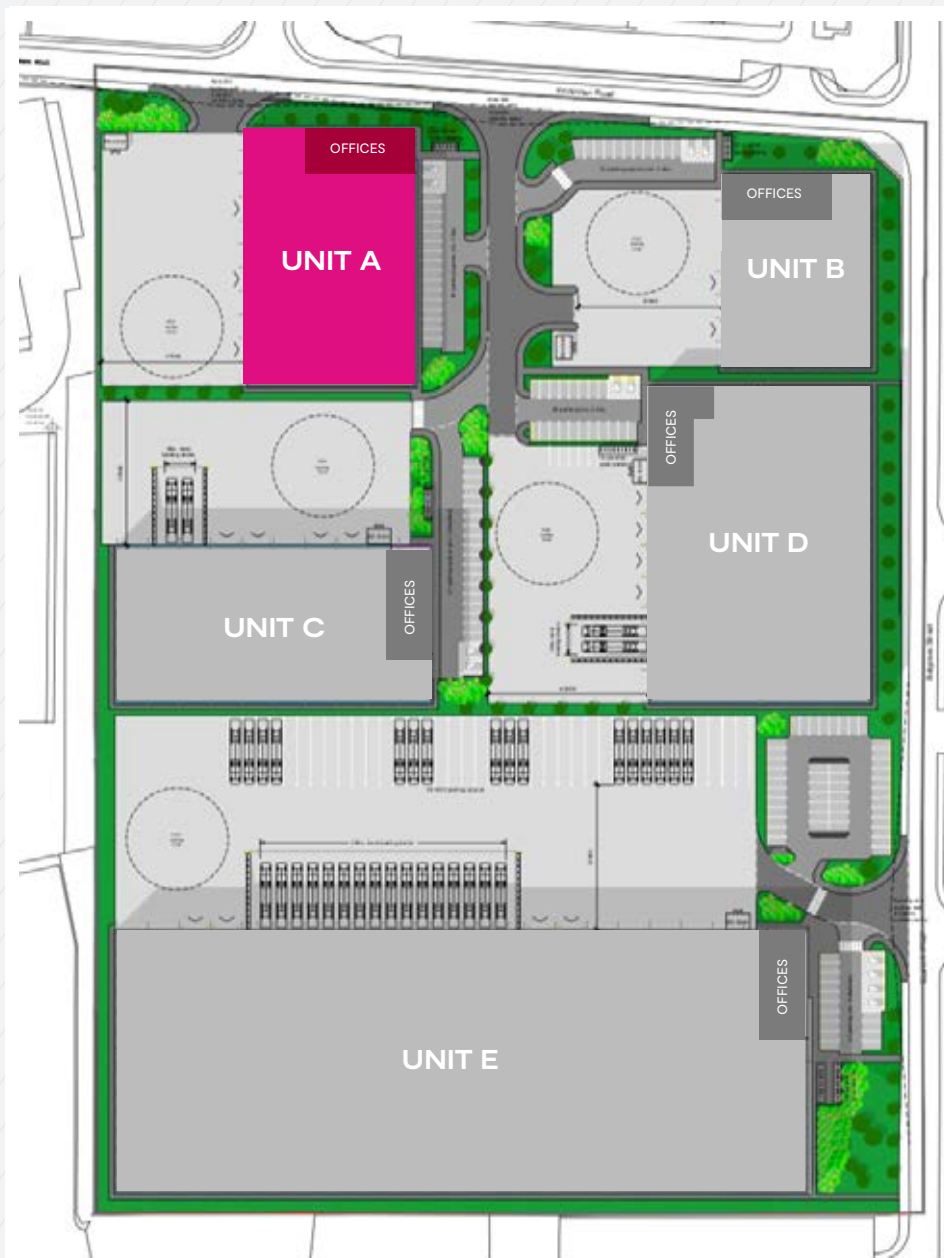
- 1/2 hour drive time
- 1 hour drive time
- + 1 hour drive time



SITE MASTERPLAN



UNIT	OFFICE	WAREHOUSE	TOTAL
UNIT A	2,836 SQ.FT	26,614 SQ.FT	29,450 SQ.FT
UNIT B	2,836 SQ.FT	16,528 SQ.FT	19,364 SQ.FT
UNIT C	2,836 SQ.FT	31,662 SQ.FT	34,498 SQ.FT
UNIT D	2,583 SQ.FT	45,973 SQ.FT	48,556 SQ.FT
UNIT E	2,870 SQ.FT	124,090 SQ.FT	126,960 SQ.FT



# UNIT A



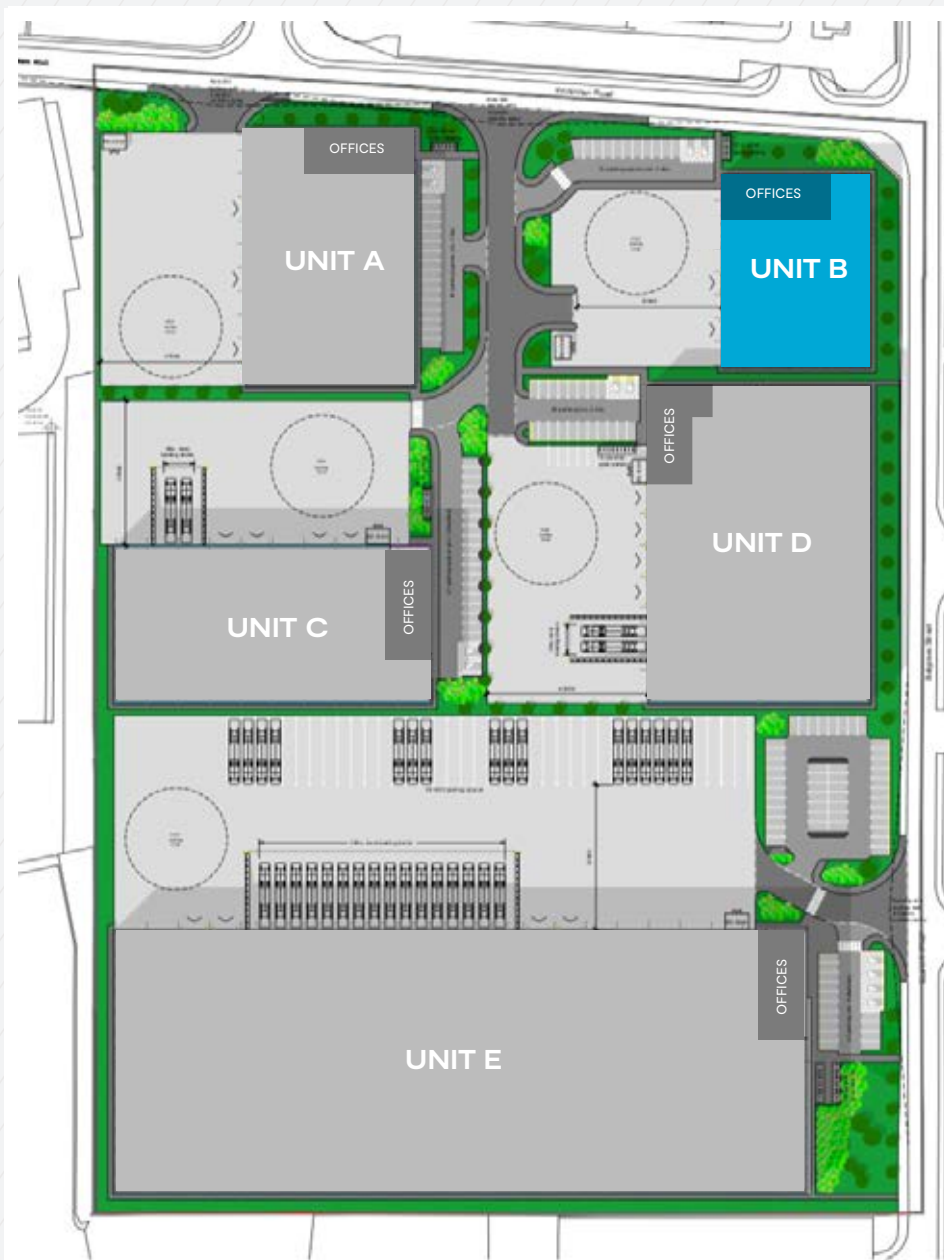
COMPLETION DATE OCTOBER 2022

## SPECIFICATION

Office GIA	2,836 SQ.FT
Warehouse GIA	26,614 SQ.FT
Total GIA	29,450 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
Yard Depth	37M
Floor Loading	50KN/M <sup>2</sup>



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# UNIT B



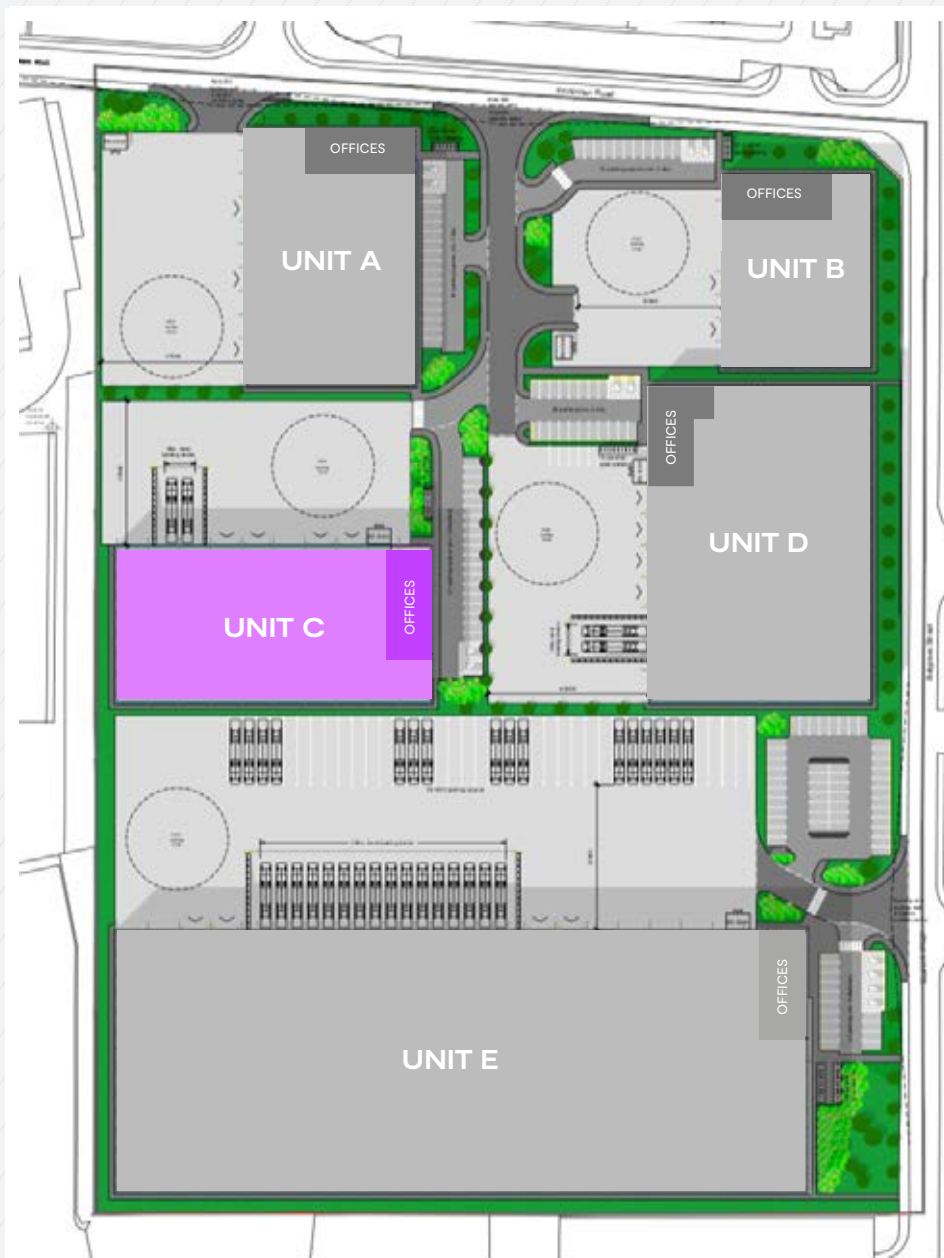
COMPLETION DATE OCTOBER 2022

## SPECIFICATION

Office GIA	2,836 SQ.FT
Warehouse GIA	16,528 SQ.FT
Total GIA	19,364 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
Yard Depth	37M
Floor Loading	50KN/M <sup>2</sup>



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# UNIT C



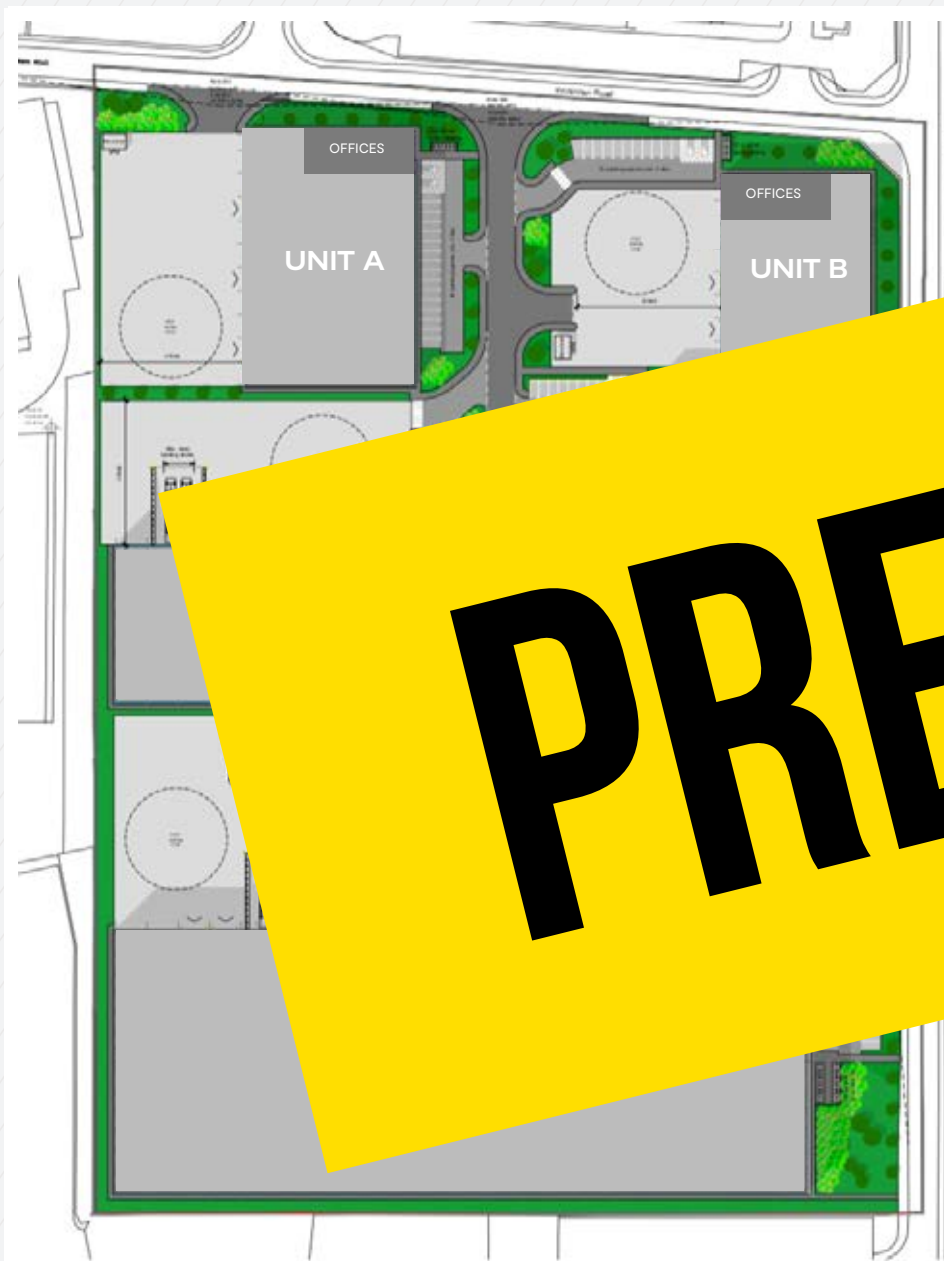
COMPLETION DATE OCTOBER 2022

## SPECIFICATION

Office GIA	2,836 SQ.FT
Warehouse GIA	31,662 SQ.FT
Total GIA	34,498 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
Yard Depth	37M
Floor Loading	50KN/M²



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# UNIT D



COMPLETION DATE NOVEMBER 2022

## SPECIFICATION

**PRE-LET**

583 SQ.FT

973 SQ.FT

56 SQ.FT

5 SQ.FT

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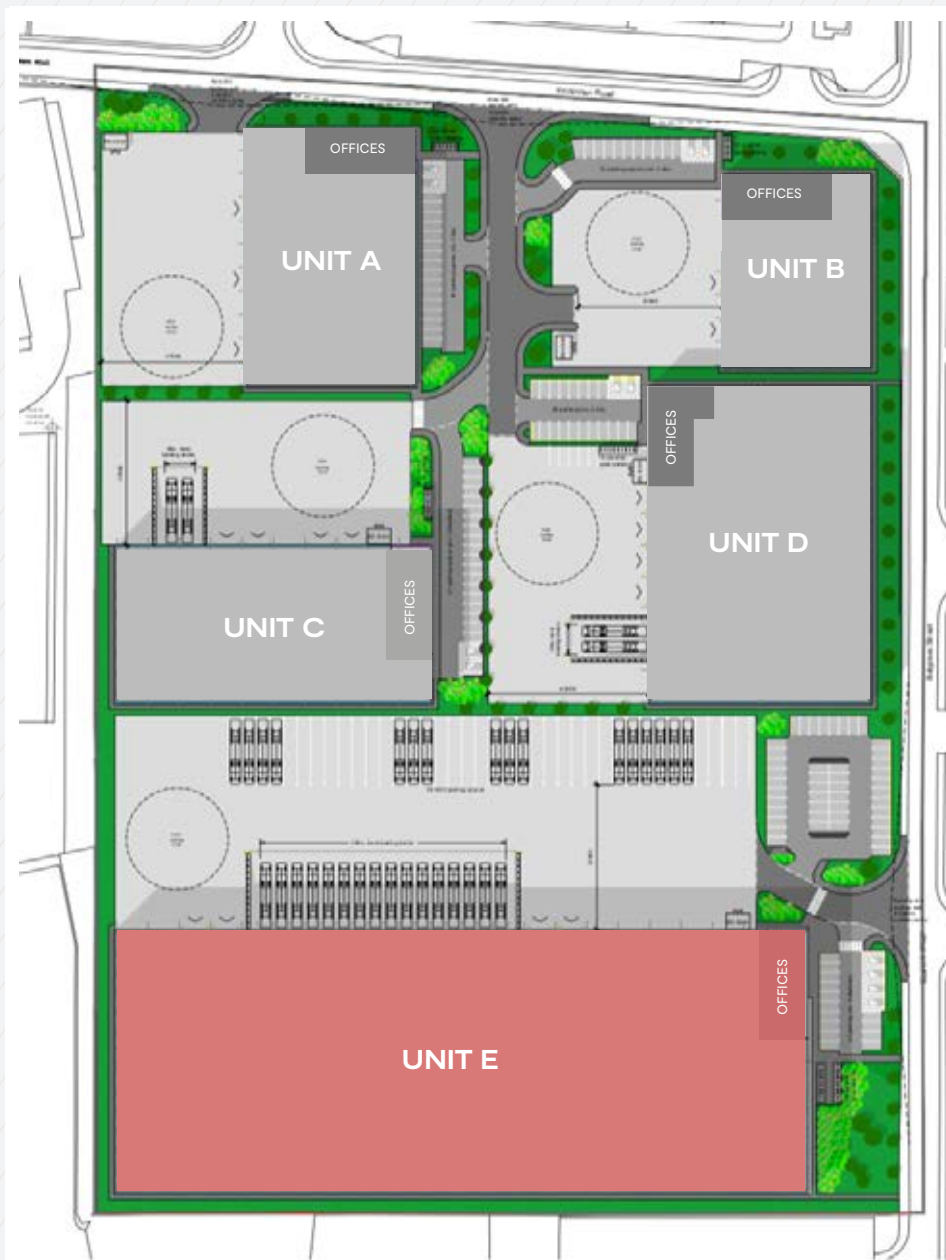
M

ing posts

KN/M<sup>2</sup>



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# UNIT E



AVAILABLE TO PRE-LET

## SPECIFICATION

Office GIA	2,870 SQ.FT
Warehouse GIA	124,090 SQ.FT
Total GIA	126,960 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
Yard Depth	37M
Floor Loading	50KN/M²



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# PROJECTED TIMELINE



**March 2021**  
Planning pre-application  
lodged



**July 2021**  
Site enabling works



**January 2022**  
Phase 1 (Units A & C)  
Construction commences  
(10 months)



**November 2022**  
Development completion



**June 2021**  
Detailed planning  
application lodged



**August 2021**  
Planning permission  
obtained



**February 2022**  
Phase 2 (Units B & D)  
Construction commences  
(9 months)



# 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

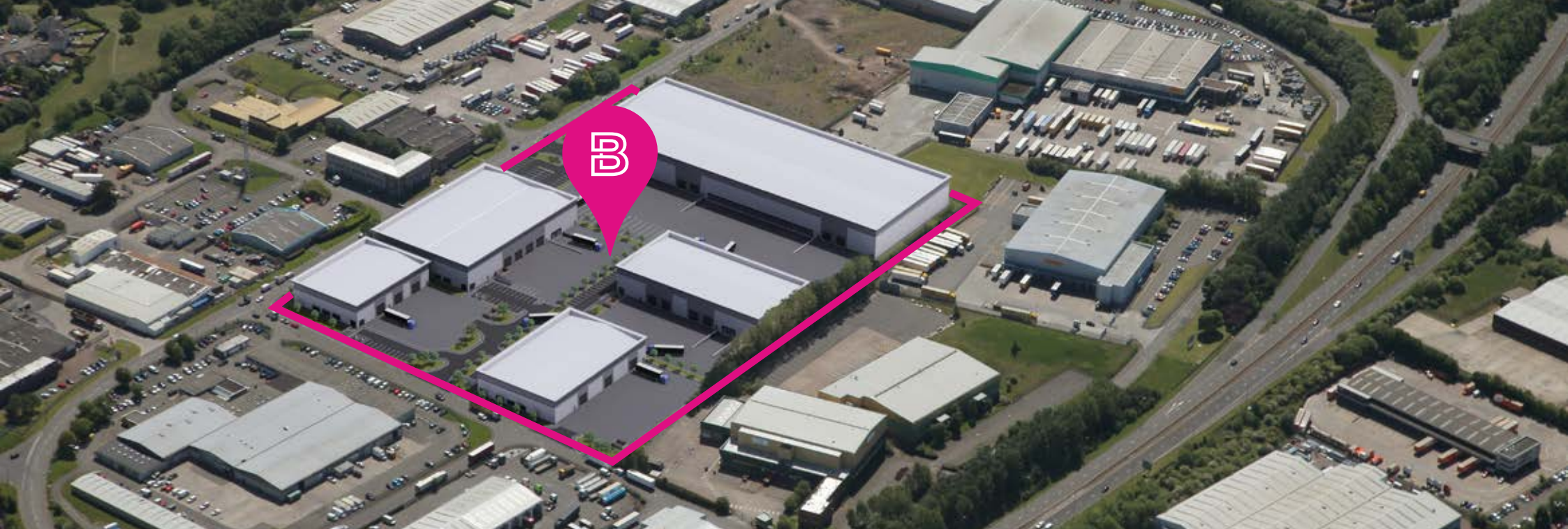


All electric Heat  
recovery / air conditioning  
to offices



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.

#### Gregor Harvie

T: 07765 255988

E: gregor.harvie@ryden.co.uk

**Ryden**.co.uk

#### Alan Gilkison

T: 07770 331525

E: alan.gilkison@ryden.co.uk

#### Andrew McCracken

07775 813538

Andrew.d.mccracken@eu.jll.com



#### Scott McPherson

07596 316625

Scott.mcpherson@eu.jll.com

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