

FIRST YEAR  
RATES FREE



5 BELGRAVE STREET, BELLSHILL ML4 3NP

# UNIT 1 AND 3

AVAILABLE TOGETHER NOW



Unit 1

Unit 3



WATCH UNIT 1 FLYOVER



WATCH UNIT 3 FLYOVER



SCOTTISH  
PROPERTY  
AWARDS 2023

Commercial and Public Property

WINNER



EPC RATING - A+

BREEAM RATING - EXCELLENT

## PRIME INDUSTRIAL AND DISTRIBUTION UNIT

TOTAL AREA - 65,092 SQ.FT

UNIT 1 - 35,097 SQ.FT | UNIT 3 - 29,995 SQ.FT

A DEVELOPMENT BY:

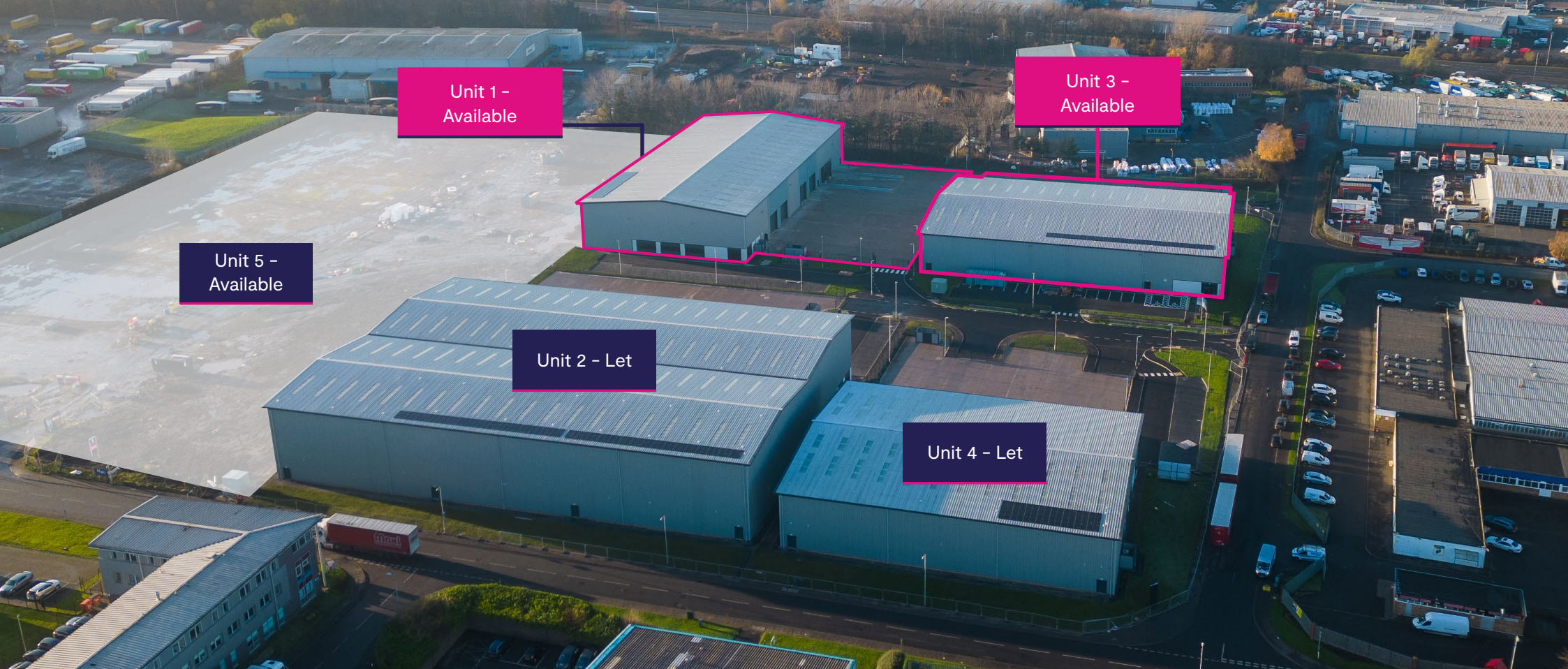


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## LOCATION

The site extends to 6 hectares and 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 the M74 which is Scotland's main road link south.

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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**

**SCREW-FIX**

**Morrisons**  
Since 1899





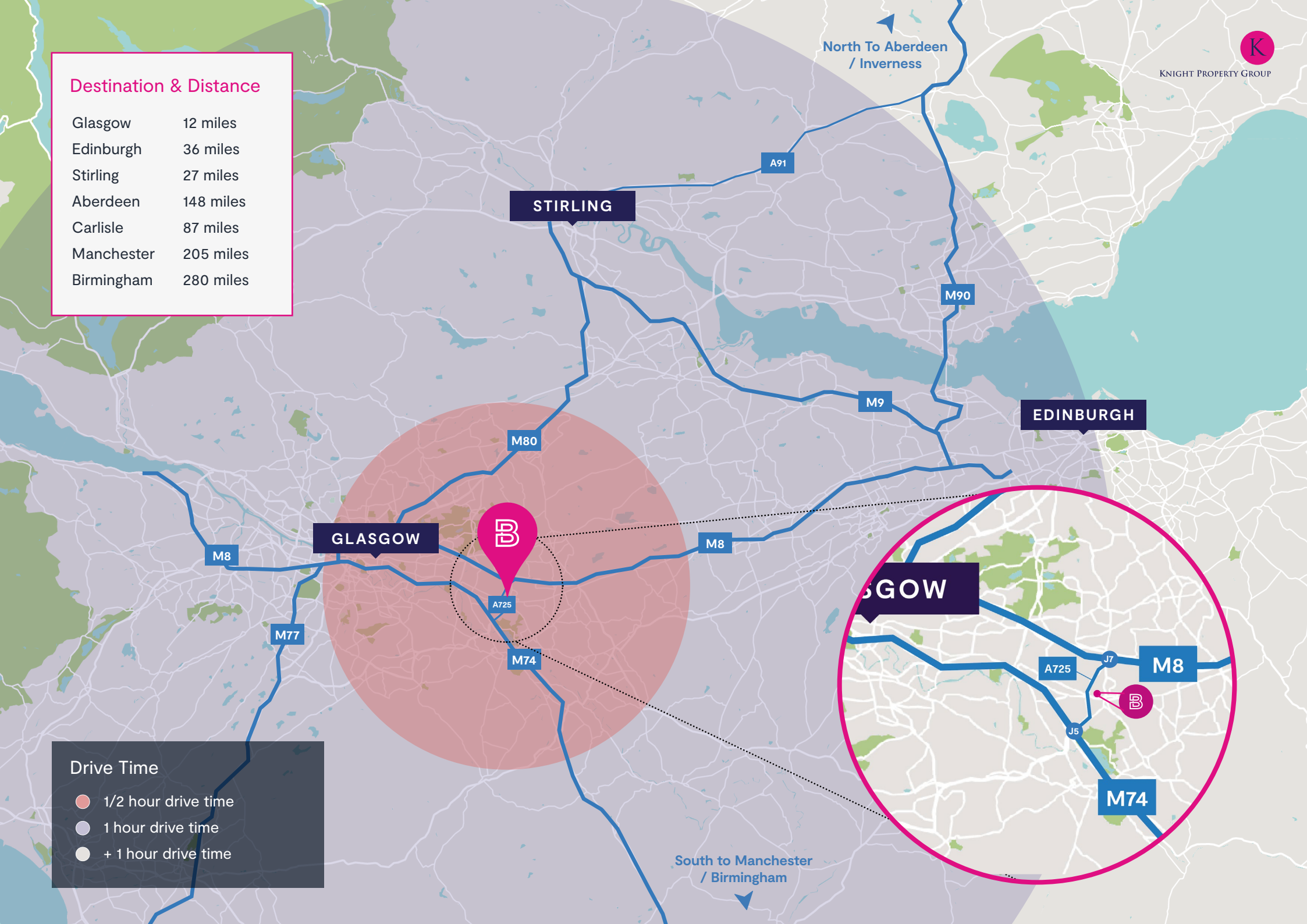
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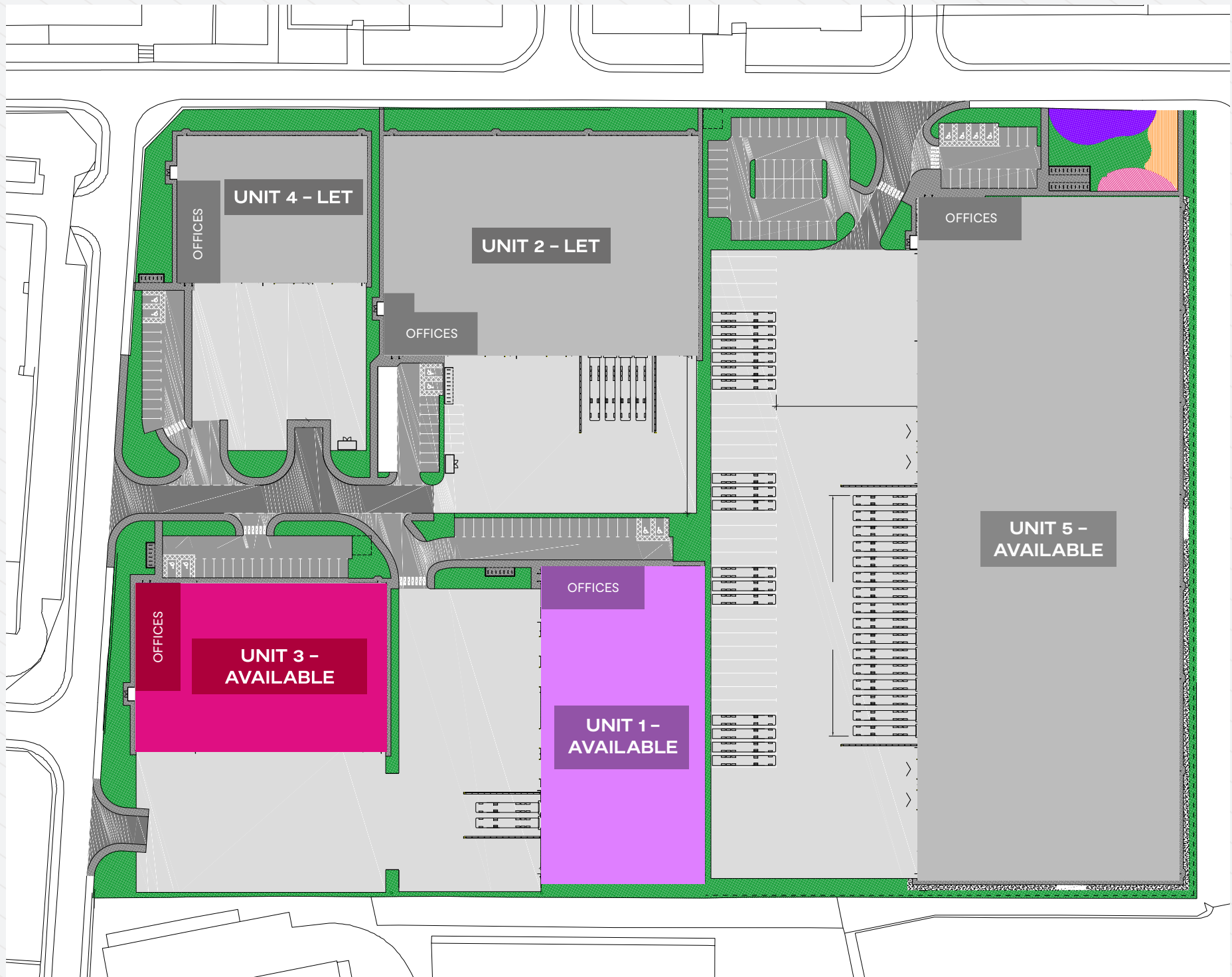
### Destination & Distance

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







# UNIT 1



CONSTRUCTION COMPLETED

## SPECIFICATION

Office GIA	3,090 SQ.FT
Warehouse GIA	32,007 SQ.FT
Total GIA	35,097 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
EPC rating	A
Yard Depth	37M
Floor Loading	50KN/M²

# UNIT 3



CONSTRUCTION COMPLETED

## SPECIFICATION

Office GIA	3,105 SQ.FT
Warehouse GIA	26,890 SQ.FT
Total GIA	29,995 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
EPC rating	A
Yard Depth	37M
Floor Loading	50KN/M²



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UNIT 1 - WAREHOUSE





## UNIT 1 - WAREHOUSE





UNIT 1 - INTERNAL





UNIT 3 - WAREHOUSE





UNIT 3 - WAREHOUSE





UNIT 3 - INTERNAL





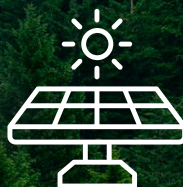
# GREEN CREDENTIALS



EPC Rating of A



2 electric car  
charging points



Solar photovoltaics  
panels providing a daily  
average of 46 KW per Hour.\*



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

\*The daily average production will be approximately 46 KW per hour. All warehouse lights, if on and running, would require approximately 20 KW per hour. So, in essence, the PV panels will provide free lighting all day and with a surplus left over to power other electronic devices. Belgrave Logistics Park Unit E has been designed with an optimised building fabric design including 275m<sup>2</sup> of photovoltaic panels, resulting in a carbon-negative base build when calculated against the Section 6 (2015) building regulations compliance. Once fitted out, prospective building occupiers will benefit from significantly reduced electricity costs for the building compared to typical industrial developments and would make achieving EPC A more attainable.



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Unit 5

## 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

EPC A+

## VAT

All figures quoted are exclusive of VAT.

## RATEABLE VALUE

The properties will need to be assessed upon occupation.

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