

FIRST YEAR  
RATES FREE



BELGRAVE

LOGISTICS PARK

5 BELGRAVE STREET, BELLSHILL ML4 3NP

UNIT 5

AVAILABLE NOW



SCOTTISH  
PROPERTY  
AWARDS 2023  
Commercial and Public Property

WINNER



EPC RATING - A+

BREEAM RATING - EXCELLENT

PRIME INDUSTRIAL AND  
DISTRIBUTION UNIT

127,242 SQ.FT

A DEVELOPMENT BY:



KNIGHT PROPERTY GROUP

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WEBSITE TO  
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## LOCATION

The development site for unit 5 extends to approximately 6 acres and in 2021 the existing buildings were cleared and site enabling works carried out to allow immediate commencement of main contract excavations.

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**

**MANI**

**DHL**

**Nationwide Platforms**  
A Loxam Company

**HOWDENS**

**SCREWFIX**

**Morrisons**  
Since 1899





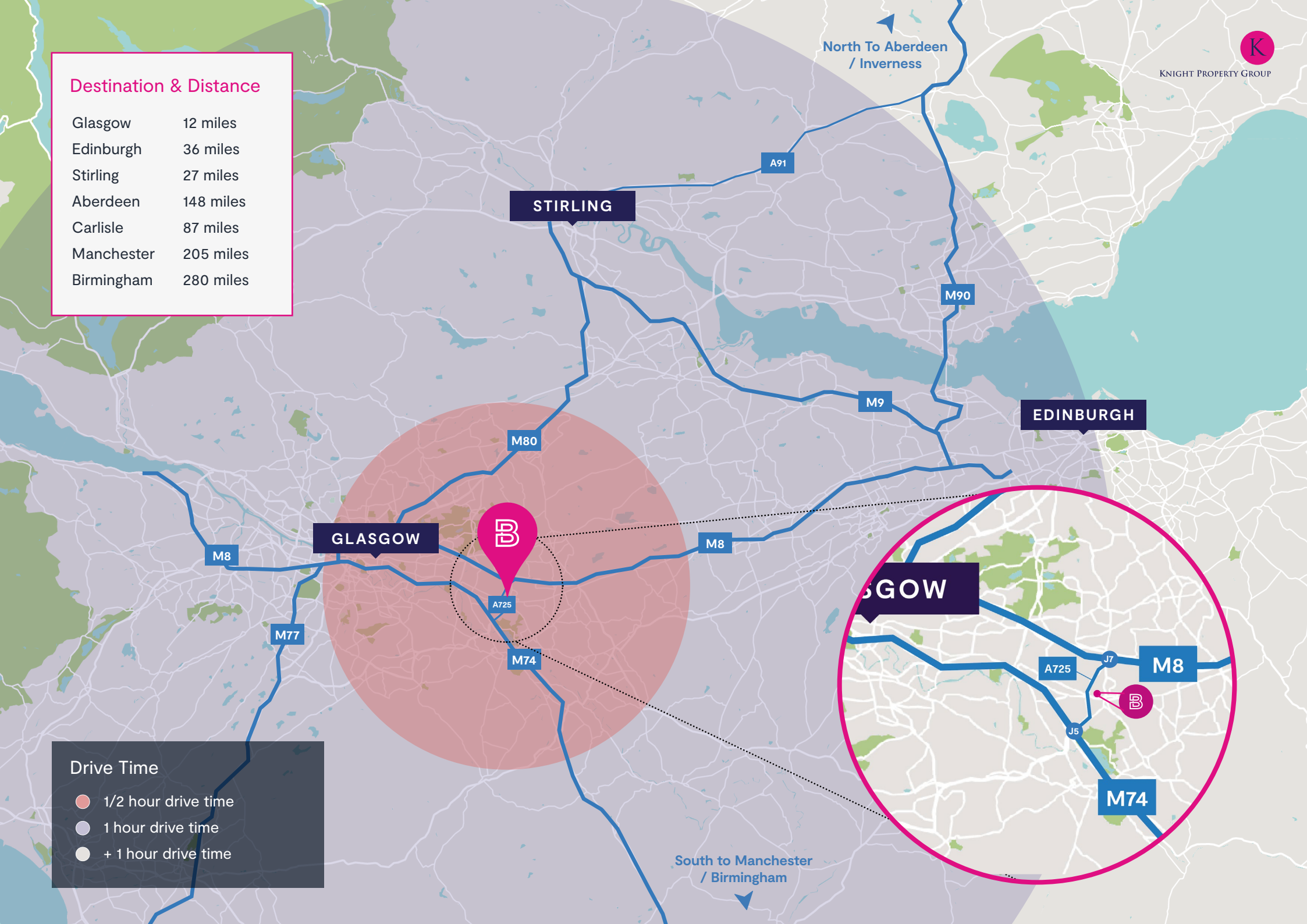
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### Destination & Distance

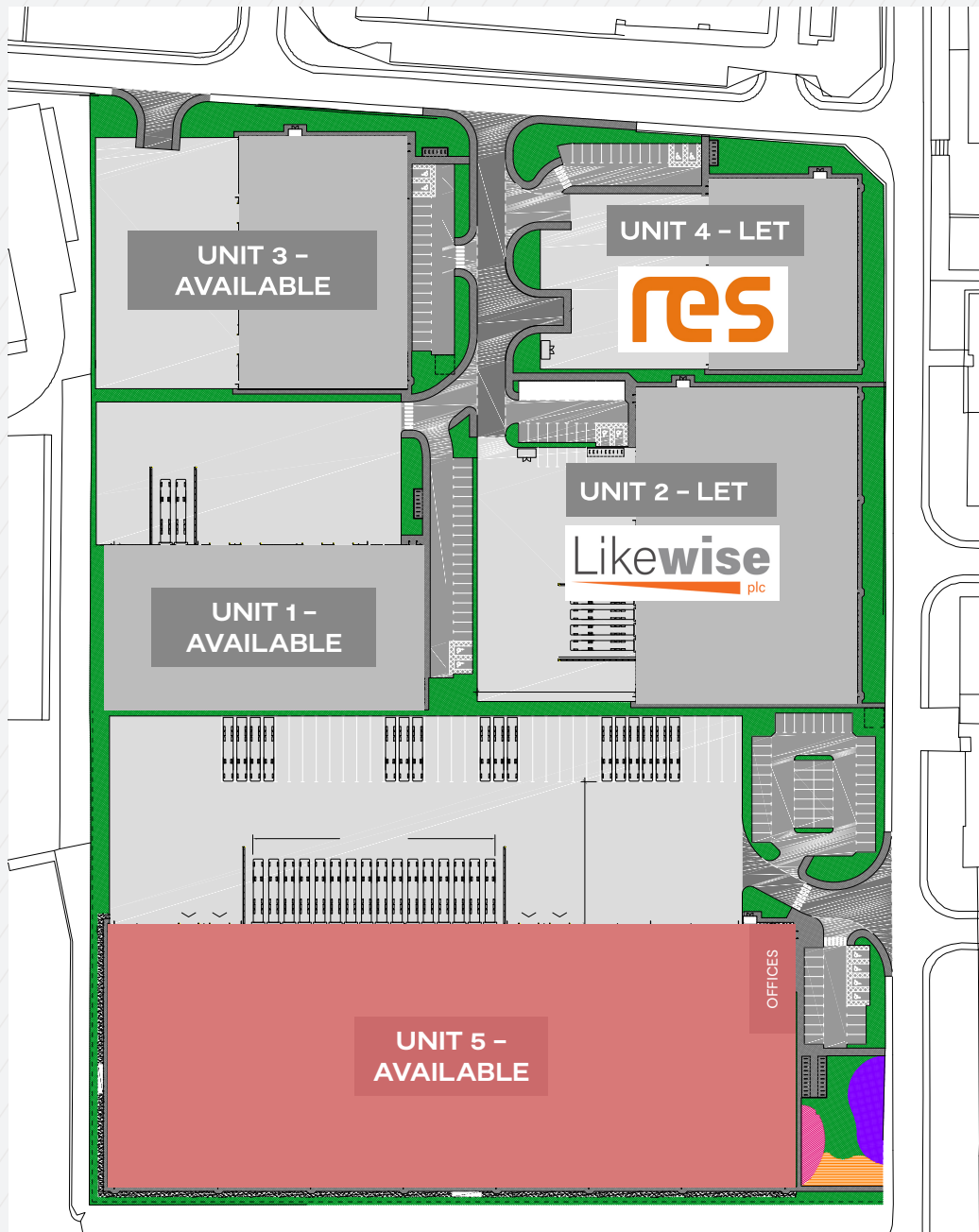
Glasgow	12 miles
Edinburgh	36 miles
Stirling	27 miles
Aberdeen	148 miles
Carlisle	87 miles
Manchester	205 miles
Birmingham	280 miles

### Drive Time

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







# UNIT 5



WORKS START NOVEMBER 2022  
AND COMPLETES OCTOBER 2023

## SPECIFICATION

Office GIA	2,870 SQ.FT
Warehouse GIA	124,372 SQ.FT
Total GIA	127,242 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	4no 7Kw charging points
3 phase power supply	347KVA
Target EPC rating	A
Yard Depth	37M
Floor Loading	50KN/M <sup>2</sup>
BREEAM Rating	Excellent



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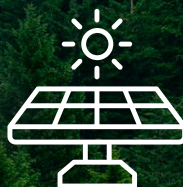
# GREEN CREDENTIALS



Building to a have target EPC "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

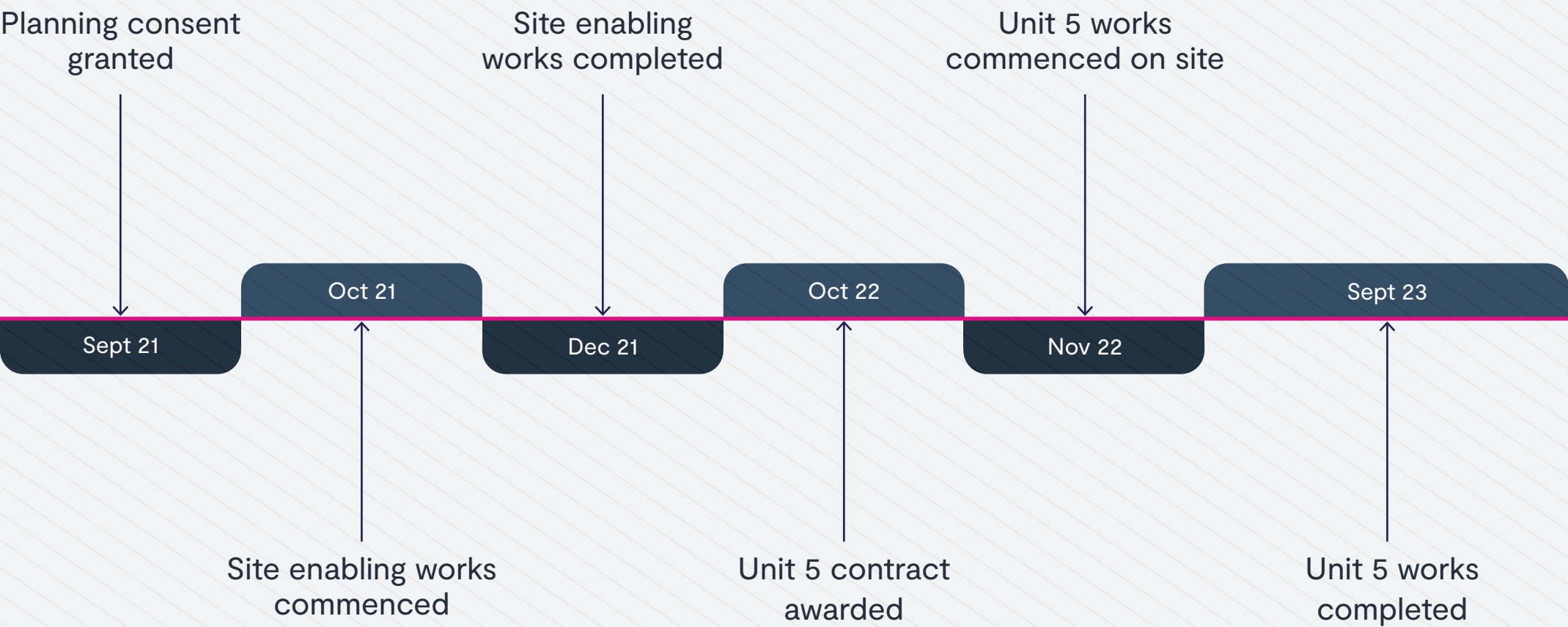
\*The daily average production will be approximately 46 KW per hour. All warehouse lights, if on and running, would require approximately 20 KW per hour. So, in essence, the PV panels will provide free lighting all day and with a surplus left over to power other electronic devices. Belgrave Logistics 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.



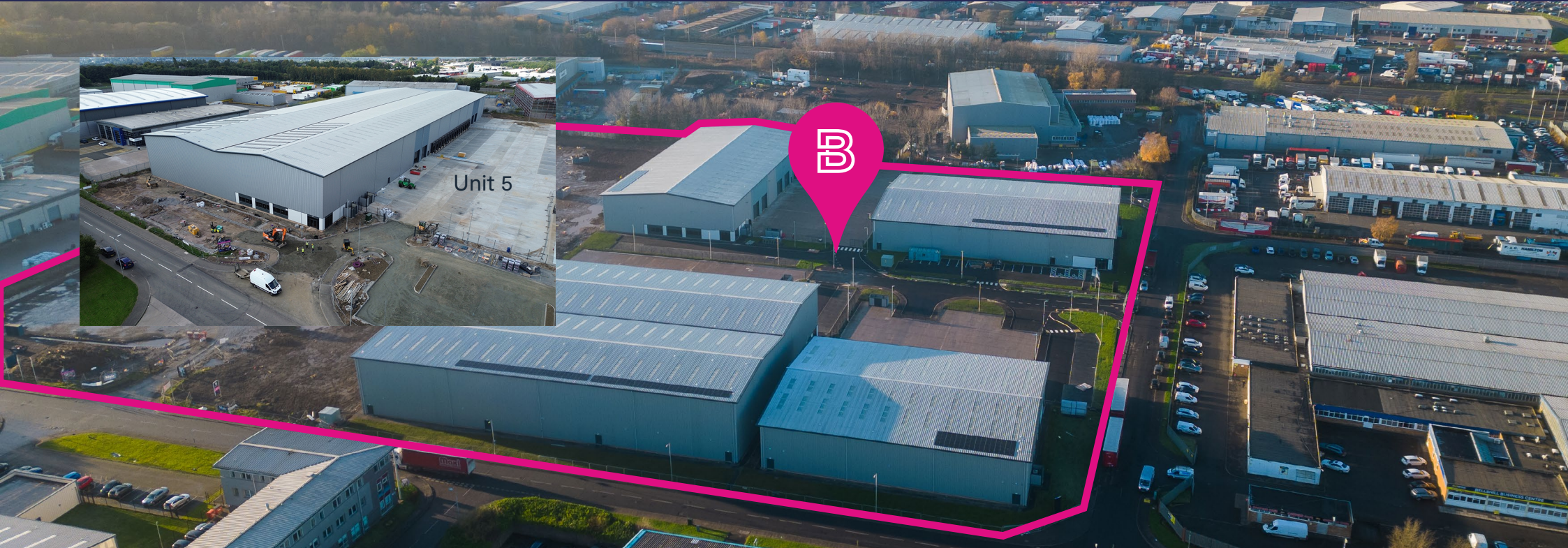
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# TIMELINE/DEVELOPMENT PROCESS







## 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.

**Dependent upon the timing of interest and stage of construction, it will be possible to tailor specific client requirements into the build**

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