



DELTA 70

Belgowan Street | Bellshill | ML4 3NS

NEW INDUSTRIAL & LOGISTICS WAREHOUSE WITH SCOPE FOR ADDITIONAL OFFICES

66,193 SQ FT WAREHOUSE & 3,807 SQ FT OFFICE
(70,000 SQ FT TOTAL)

• AVAILABLE SUMMER 2025 • PLANNING SUBMITTED

Year 1 rates free*



KNIGHT PROPERTY GROUP

100% PRIME INDUSTRIAL AND LOGISTICS LOCATION

www.delta70.co.uk

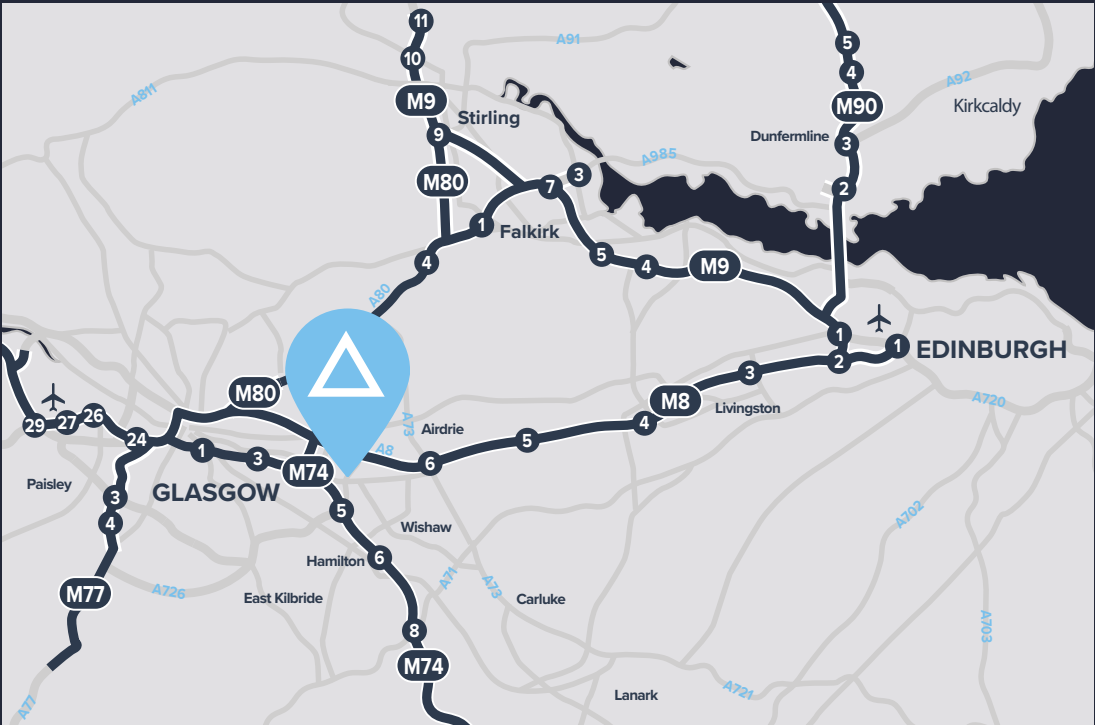
LOCATION

Bellshill Industrial Estate is located in Scotland's central belt, strategically positioned on the M8 corridor approximately 12 miles east of Glasgow and 37 miles west of Edinburgh. Bellshill offers best in class road connectivity across Scotland via Junction 7 of the M8 and Junction 8 of the M73. Access to south west Scotland and England is via Junction 5 of the M74. Scotland's key rail freight hub GB Railfreight, operated by Maritime, is readily accessible via the A775, connecting the site to the wider British rail freight network.



Drive Times

City	Time	Distance
Glasgow	15 mins	12 miles
Edinburgh	31 mins	34 miles
Carlisle	1 hour 20mins	83 miles
Aberdeen	2 hours 30 mins	140 miles
Manchester	3 hours 10 mins	197 miles



SITUATION

DELTA 70 is prominently situated on Belgowan Street, arguably Scotland's prime industrial location with excellent transport links, conveniently accessed via both the A721 and the Bellshill Bypass (A725), providing immediate access to the wider motorway network. As a result of excellent connectivity, Bellshill Industrial Estate and the surrounding area attracts a range of logistics and manufacturing businesses including MAN Trucks, Yodel, Lineage Logistics, DHL, Warburtons, Muller Dairies, Wincanton, Bunzl, Fedex, HSS Hire, Morrisons RDC and DFDS Logistics.



SPECIFICATION



**Internal height to
underside of haunch**
12.12 metres



EV Chargers
x6



**Roof mounted
solar panels**



Floor Loading
50 kn/m²



Car Parking
36 spaces + 2
disabled spaces



Dedicated Yard
1.61 acres
(6,524 sq m)



Dedicated dock levellers
x10



2 level access doors
to 5.50 m height



**Electrical supply via
a source that is 100%
renewable**



Office Content
3,807 sq ft (5.4%)



LED lighting throughout



BREEAM
target 'Excellent'



Target EPC "A" Rating



Bicycle parking spaces
24

GREEN CREDENTIALS



EV parking will
serve 6 vehicles



BREEAM
– target Excellent



Heating and
cooling to the
office via all
electric VRV air
conditioning



Target EPC
“A” Rating



Roof mounted
solar panels



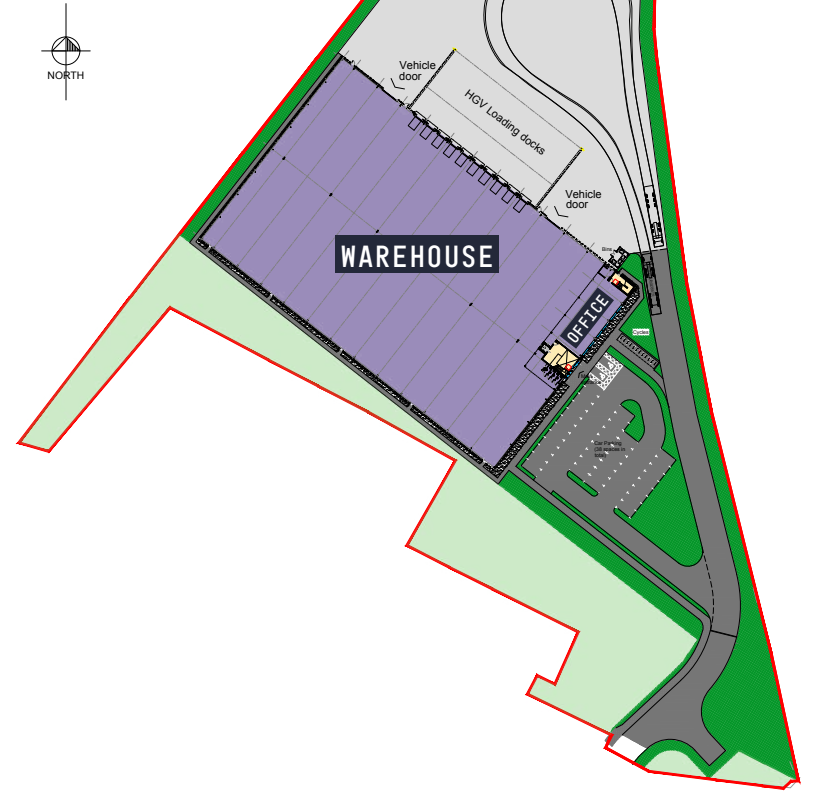
LED lighting
throughout
on movement
sensors



SITE PLAN

66,193 SQ FT WAREHOUSE
& 3,807 SQ FT OFFICE

(70,000 SQ FT TOTAL)



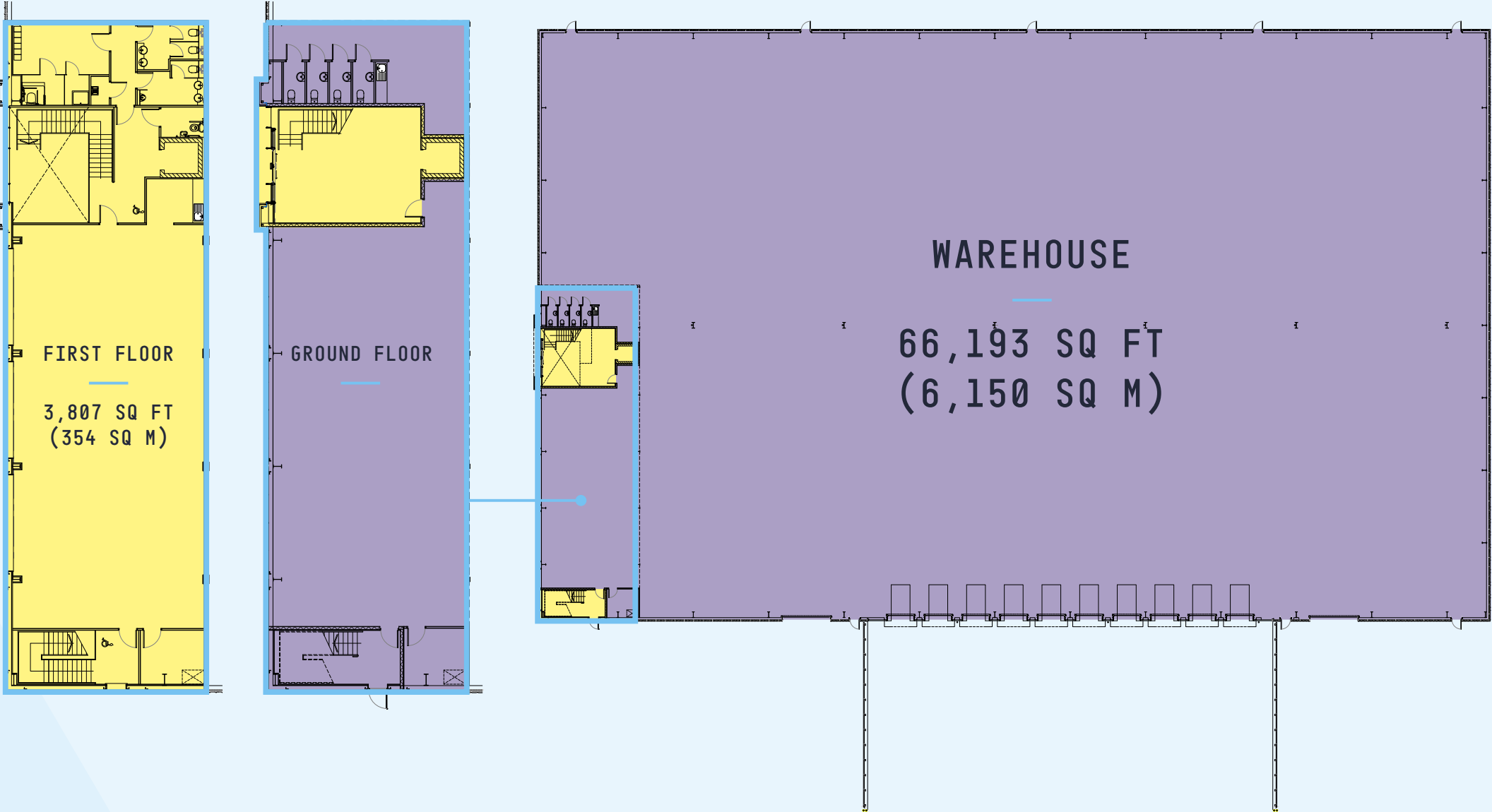
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ACCOMMODATION

	SQ FT	SQ M
Warehouse	66,193	6,150
First Floor Office	3,807	354
TOTAL	70,000	6,503

Car Park	38 spaces
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The fitout/design can be tailored to suit individual occupier needs



PROGRAMME MILESTONES:

Planning Application
Submitted

June
2024

Planning Consent
Expected

September
2024

Enabling
Works

August to
September 2024

Main Works
Start

October
2024

Main Works
Completion

Summer
2025



A development by;



KNIGHT PROPERTY GROUP

Established in the north east of Scotland in 1987, Knight Property Group is an award winning developer, renowned for the development and delivery of speculative and pre-let commercial properties across the logistics, office, industrial and trade counter sectors. Active throughout Glasgow, Edinburgh, the central belt and Aberdeen, Knight Property Group has developed market leading sites including Belgrave Logistics Park, 4/5 Lochside Avenue, Langlands Commercial Park, The Capitol, 4North, Kingshill Commercial Park and The Hub Aberdeen.

The asset was built by way of a Design and Build style contract. Warranties will be available from the design team and main contractor.



UNIT 7, KINGSHILL COMMERCIAL PARK, WESTHILL



PHASE 4 LANGLANDS COMMERCIAL PARK



3 BELGRAVE STREET, BELLSHILL

Local Authority Rates

As a new build development any ingoing tenant will likely qualify for 100% rates relief for the first year of their occupation.

Legal Costs

Each party will be responsible for their own legal costs with the tenant responsible for payment of all Land & Buildings Transaction Tax (LBTT) and Registration Dues, as applicable.

Terms

The subjects will be available To Let on standard Full Repairing and Insuring commercial terms.

Rental

Available on request.



KNIGHT PROPERTY GROUP

Further Information

Further information and viewing arrangements are available by contacting the Joint Letting Agents:

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Colliers



Disclaimer

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June 2024

Produced by Designworks.

