

Lot 38

£50,800 Per Annum
Exclusive (1)

Earn Avenue, Righead Industrial Estate,
Bellshill, ML4 3LW

Heritable Serviced Office Investment



Key Details

- Well located with immediate links to the motorway system in Central Scotland
- Long established industrial location
- Fully occupied business centre
- Nearby occupiers include Bellshill Fire Station, HSS Hire and Plumbstore

Location

Miles: 11 miles east of Glasgow
37 miles west of Edinburgh
Roads: M8, M73, M74
Rail: Bellshill Station
Air: Glasgow International Airport

Situation

Bellshill is situated within North Lanarkshire with a resident population in excess of 14,000 people. The property is located close to the junction of the A725 and A721 linking with junction 5 of the M74 and junction 7 of the M8 to Morrisons Scottish Regional Distribution Centre on the Righead Industrial Estate in Bellshill and close to the successful Strathclyde Business Park. The subjects benefit from excellent access to Central Scotlands motorway network via the A725 Bellshill Bypass to the M74, M73 and M8 motorways.

Description

The property comprises a detached property with on site car parking. The property is presented as a individual business units over ground and first floors. Details of the individual occupiers and rents can be found in the legal pack.

Tenure

Heritable

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald (0771 8899 341)

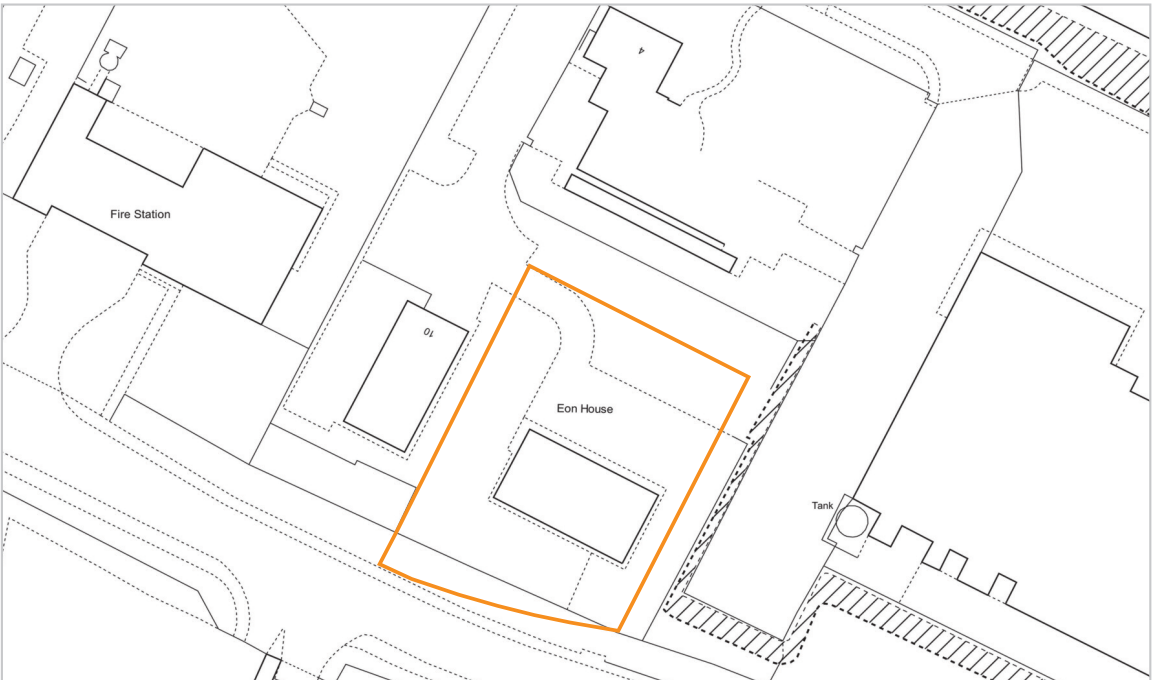
Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk

Tenancy and accommodation

Unit	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Units 1-11 and Stores 1-8	4,520.00 sq m	(48,653 sq ft)	Various	Various	£52,800
TOTAL	4,520.00 sq m	(48,653 sq ft)			£52,800(1)

(1) This is the gross rental figure. Please see the legal pack for further information
(2) All licence information can be found in the legal pack



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