



TO LET



MODERN TRADE COUNTER UNIT

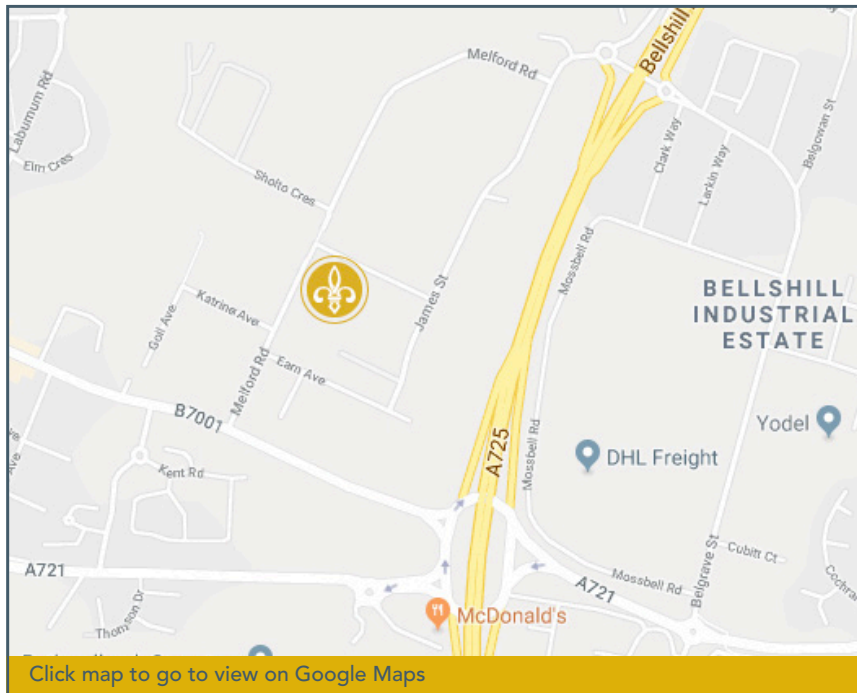
**Unit 4, Righead Park,
8 Melford Road,
Righead Industrial Estate,
Bellshill, ML4 3LR**



- 8,444 sq ft (784 sq m) GIA
- Fenced yard to rear and four, exclusive car parking spaces to front
- 17 ¾ ft (5.4 m) clear height; 25 ¾ ft (7.85 m) to apex
- 16 ¾ ft (5.1 m) high roller shutter doors
- Neighbouring occupiers; Arco, Screwfix & Euro Car Parts

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www.rosslynproperty.com
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LOCATION

The property is located approximately 11 miles south east of Glasgow city centre and Righead Industrial Estate lies adjacent to and with direct access to and from the A725, also linking with the M8 to the north at the Shawhead Interchange and, to the south, the M74 at the Raith Interchange.

The Estate is a well-established and popular trade counter and showroom location and, in addition to the neighbouring tenants, other occupiers in the estate include Howdens, City Electrical Factors, Plumb Center, Dingbro, Mercedes and ATS.

DESCRIPTION

The property comprises a recently refurbished, modern, end terrace industrial unit of steel frame construction with brick walls and insulated profiled metal sheeting and profiled metal roof.

Features are as follows:

- Warehouse with 3 phase electricity and 17¾ ft (5.4 m) clear height;
- Trade counter/office accommodation to the front;
- Staff room and WCs;
- Two electrically operated loading doors - 16¾ x 13½ ft (5.1 x 4.1 m)
- Fenced yard to rear and four car parking spaces to the front with an additional ten shared spaces to the side of the terrace;
- Electrically operated security shutters to front windows and doors.

ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice and calculated to have a gross internal area of approximately 8,444 sq ft (784 sq m).

AVAILABILITY AND ANNUAL RENT

The unit is available to lease on new full repairing and insuring lease terms for a period to be agreed.

The annual rent will be £48,500, payable quarterly in advance.

LOCAL AUTHORITY RATES

The property has a Rateable Value of £43,000 and the for 2017/18, the relevant uniform business rate is £0.466. The payment of non-domestic property rates and water and sewerage rates is a tenant's responsibility.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction and, in the usual manner, the ingoing tenant will be responsible for any Land & Buildings Transaction Tax and Registration Dues.

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT.

VIEWING

For viewings or further information, please contact:

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Publication Date: January 2018