



**TO LET**



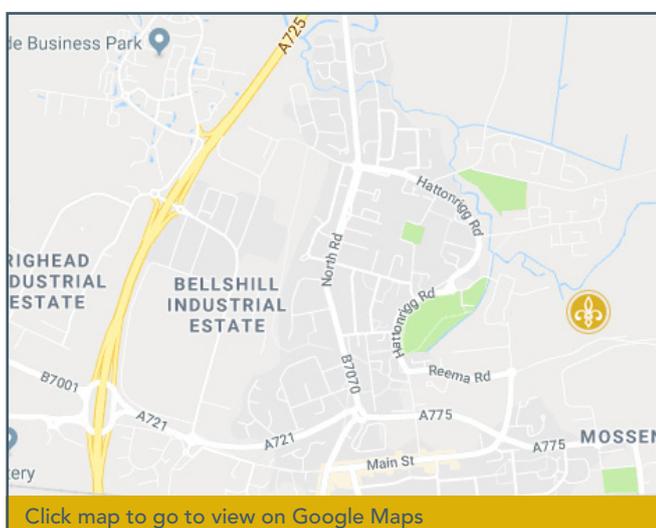
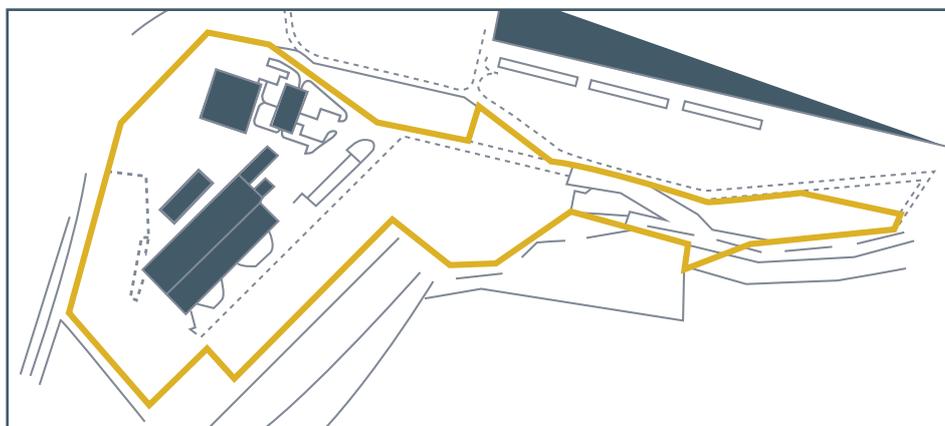
**VARIOUS INDUSTRIAL UNITS, OFFICES AND YARDS**

## Reema Road Bellshill, ML4 1RR

- Subject to availability, 3,338 to 27,145 sq ft (310.1 to 2,521.9 sq m) GIA
- Close to town centre with easy access to M8 & M74 motorways
- Flexible lease periods and terms
- Secure site with 24 hour CCTV monitoring
- Suitable for various uses

Reema Road  
Bellshill, ML4 1RR

www.rosslynproperty.com  
0141 442 0021



#### LOCATION

The site is situated to the north of Reema Road, approximately half a mile to the north east of Bellshill town centre, which itself lies around 13 miles to the east of Glasgow city centre. The surrounding area is a well established industrial location overlooking the Mossend Railhead to the north.

Reema Road links with the A775 (Main Street) to the south-west, which in turn provides an easy link to the A725 (Bellshill Bypass) and onwards to the M8 and M74 motorways.

#### DESCRIPTION

Reema Road consists of six industrial and office properties with yard and parking facilities, all located within a secure site with keypad, out-of-hours entry, and 24 hours CCTV monitoring.

#### ACCOMMODATION

A schedule of availability, including floor areas, accompanies this brochure.

#### AVAILABILITY

The units are available to lease for periods to be agreed and the attached schedule provides information on rent and other occupation costs.

#### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

#### LOCAL AUTHORITY RATES

Details of the properties' Rateable Values are included on the availability schedule and payment of rates is a tenant's responsibility. However, as a result of the Small Business Scheme, some of the units may benefit from property rates relief and additional details are included on the attached schedule. Interested parties should make their own enquiries with the Local Assessor and further information is available at [www.saa.gov.uk](http://www.saa.gov.uk).

Water and sewerage rates are excluded from the scheme and will be payable by the tenant.

#### 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 Registration Dues, and any Land and Building Transaction Tax that is applicable.

#### 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:

#### Stephen St. Clair MRICS

##### Rosslyn Property Ltd.

Suite 14, Jacobean House,  
1A Glebe Street,  
East Kilbride, G74 4LY

[stephen.stclair@rosslynproperty.com](mailto:stephen.stclair@rosslynproperty.com)

Tel: 07795 426771

or

#### Ross Sinclair

[rsinclair@savills.com](mailto:rsinclair@savills.com)

Tel: 07557 972 955

#### Roddy Paterson

[rpaterson@savills.com](mailto:rpaterson@savills.com)

Tel: 07807 999 773



0141 442 0021



0141 248 7342

#### IMPORTANT NOTICE

**1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rosslyn Property Ltd. in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rosslyn Property Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

**2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

**3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**4. VAT:** The VAT position relating to the property may change without notice.

**Publication Date:** JANUARY 2018