

## TO LET - INDUSTRIAL

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DARROWS ESTATE

JOHN BRANNAN WAY, BELLSHILL, ML4 3HD



### KEY HIGHLIGHTS

- 836 to 4,822 sq ft
- Available for immediate occupation
- Generous communal yard and parking
- Available on FRI terms
- Located on popular and well-located industrial estate
- Some units have existing office space
- Highly convenient M8 & M74 motorway access
- Occupiers may be eligible for 100% rates relief under Small Business Bonus Scheme

SUMMARY

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Available Size | 836 to 4,822 sq ft                                                                                             |
| Rent           | £12,500 - £42,000 per annum                                                                                    |
| Business Rates | Some occupiers may be eligible for 100% rates relief, however, please refer to the Scottish Assessors Website. |
| Service Charge | £0.60 per sq ft                                                                                                |
| VAT            | Applicable                                                                                                     |
| Legal Fees     | Each party to bear their own costs                                                                             |
| EPC Rating     | Upon enquiry                                                                                                   |

DESCRIPTION

Darrows Industrial Estate comprises 21 units within a self-contained secure site, bounded by a perimeter fence.

The estate is accessed via John Brannan Way and benefits from communal yard areas and dedicated car parking.

The units are terraced and of steel portal frame construction, with facing brick frontages and corrugated roof cladding incorporating roof lighting.

The units have been refurbished and benefit from the following;

- Electric roller shutter access
- 5% office space and toilet facilities
- Three phase electricity supply
- LED lighting

LOCATION

Darrows Industrial Estate is strategically located immediately to the north of Old Edinburgh Road within the Bellshill area, next to Righead Industrial Estate and Strathclyde Business Park, just 10 miles east of Glasgow City Centre.

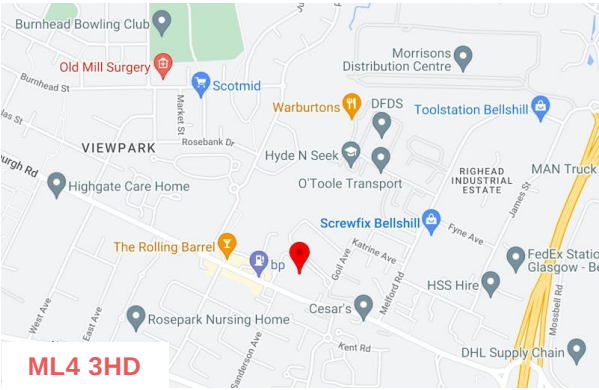
The estate benefits from immediate A725 access that connects with M8 and M74.

Bellshill railway station is a short walk away whilst the surrounding area is well serviced by local bus services.

ACCOMMODATION

The accommodation comprises the following areas:

| Name      | sq ft | sq m   | Rent           | Availability |
|-----------|-------|--------|----------------|--------------|
| Unit - 3  | 4,822 | 447.98 | £42,000 /annum | Available    |
| Unit - 18 | 836   | 77.67  | £11,000 /annum | Under Offer  |
| Unit - 13 | 2,951 | 274.16 | £27,000 /annum | Available    |
| Total     | 8,609 | 799.81 |                |              |



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

