

Ryden

TO LET

**INDUSTRIAL / DISTRIBUTION FACILITY
WITH SECURE CONCRETE YARD
766.08 SQ M (8,246 SQ FT)**

TO BE FULLY REFURBISHED



**ELLA HOUSE
MOSSBURN
AVENUE
MOSS BURN IND.
ESTATE
HARTHILL
SHOTTS
ML7 5PX**

**STRATEGIC LOCATION -
EQUIDISTANT BETWEEN
EDINBURGH & GLASGOW**

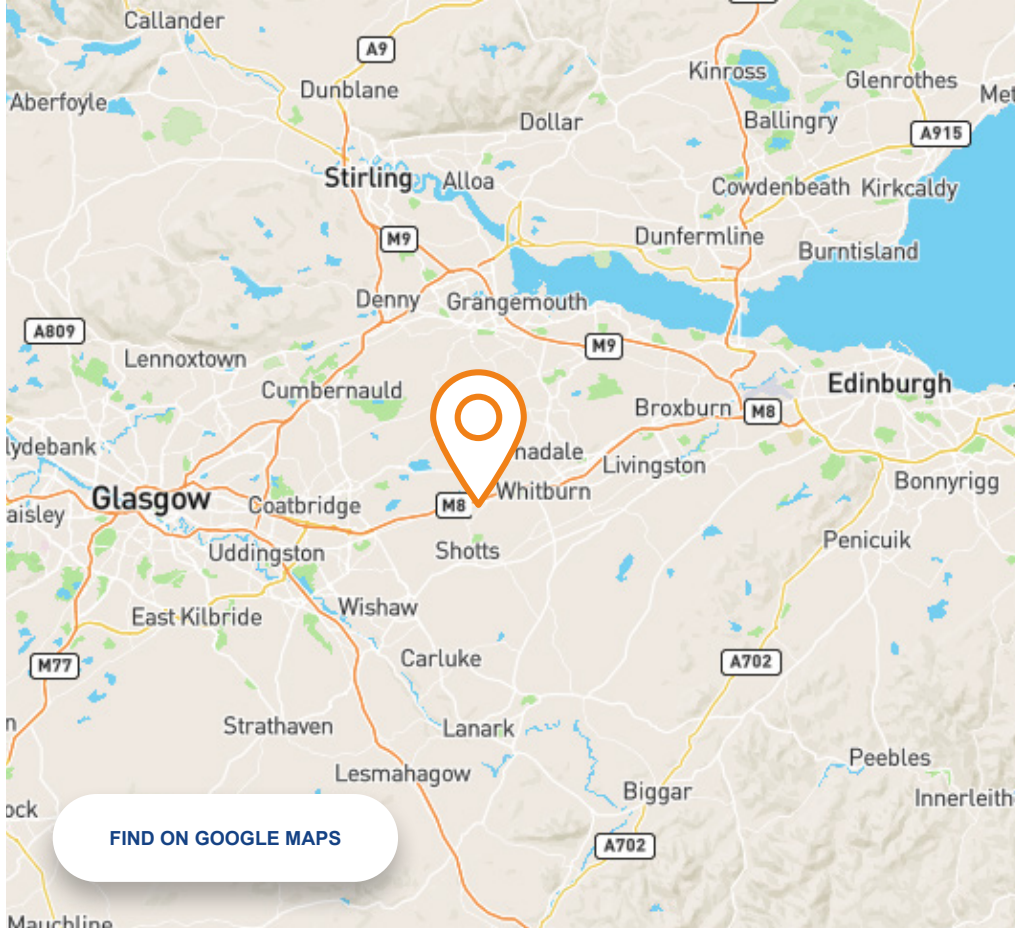
**CLOSE PROXIMITY TO
JUNCTIONS 4A & 5 OF
THE M8 MOTORWAY**

SELF CONTAINED DEPOT

**LARGE SECURE
CONCRETE YARD**

EHGV CHARGER IN YARD

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

Ella House is ideally and strategically situated in Harthill, equidistant from Glasgow and Edinburgh, immediately adjacent to junctions 4A and 5 of the M8 motorway.

Harthill is a long established and popular industrial location, with occupiers in the surrounding area including GAP Hire, ATPAC and Lazy Day Foods and Mesguen. Harthill services are located a short drive from the subjects both East and West bound off the M8.

The subjects are in a perfect location for businesses who service clients throughout the central belt.

DESCRIPTION

The subjects comprise a standalone industrial unit within a secure compound, benefiting from a large concrete yard. The building will be comprehensively refurbished and will thereafter benefit from the following salient features:-

- LED lighting
- 4no. electric roller shutter doors
- Secure concrete yard
- Staff parking
- Refurbished Office accommodation
- Meeting rooms
- New Roof System - insulated composite panels
- Skylight Panels for natural daylight
- Fully refurbished warehouse
- 185 kW eHGV charger, capable of charging 2 eHGVs simultaneously
- Male/ female WCs
- New doors all round
- Modern cladding all round

LEASE TERMS

The premises are available immediately on a new full repairing and insuring lease. Pricing will be provided upon request. For further information on lease terms please get in touch with the sole letting agents.

RATEABLE VALUE

The subjects have a rateable value of £33,500, effective 1st April 2026.

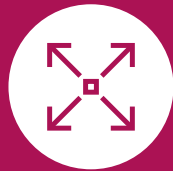
VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the incoming tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

**STRATEGIC
LOCATION -
EQUIDISTANT
FROM GLASGOW
AND EDINBURGH**



THIS PICTURE IS INDICATIVE OF POST REFURBISHMENT



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GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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