

TO LET

Workshop/Distribution Facility

GIA: 1,700.48 SQM (18,304 SQFT)

Site Area: 0.52 hectares (1.28 acres)

Prime Industrial Location

Benefits From 0.86 Acres Of
Dedicated Yard

Prominent Building With High
Quality Secured Yard Space

Excellent Connectivity To M74 And
M8 Motorway Networks

Rent: Upon Application



[CLICK HERE FOR LOCATION!](#)



1 GOIL AVENUE, RIGHEAD INDUSTRIAL ESTATE, BELLSHILL, ML4 3LQ

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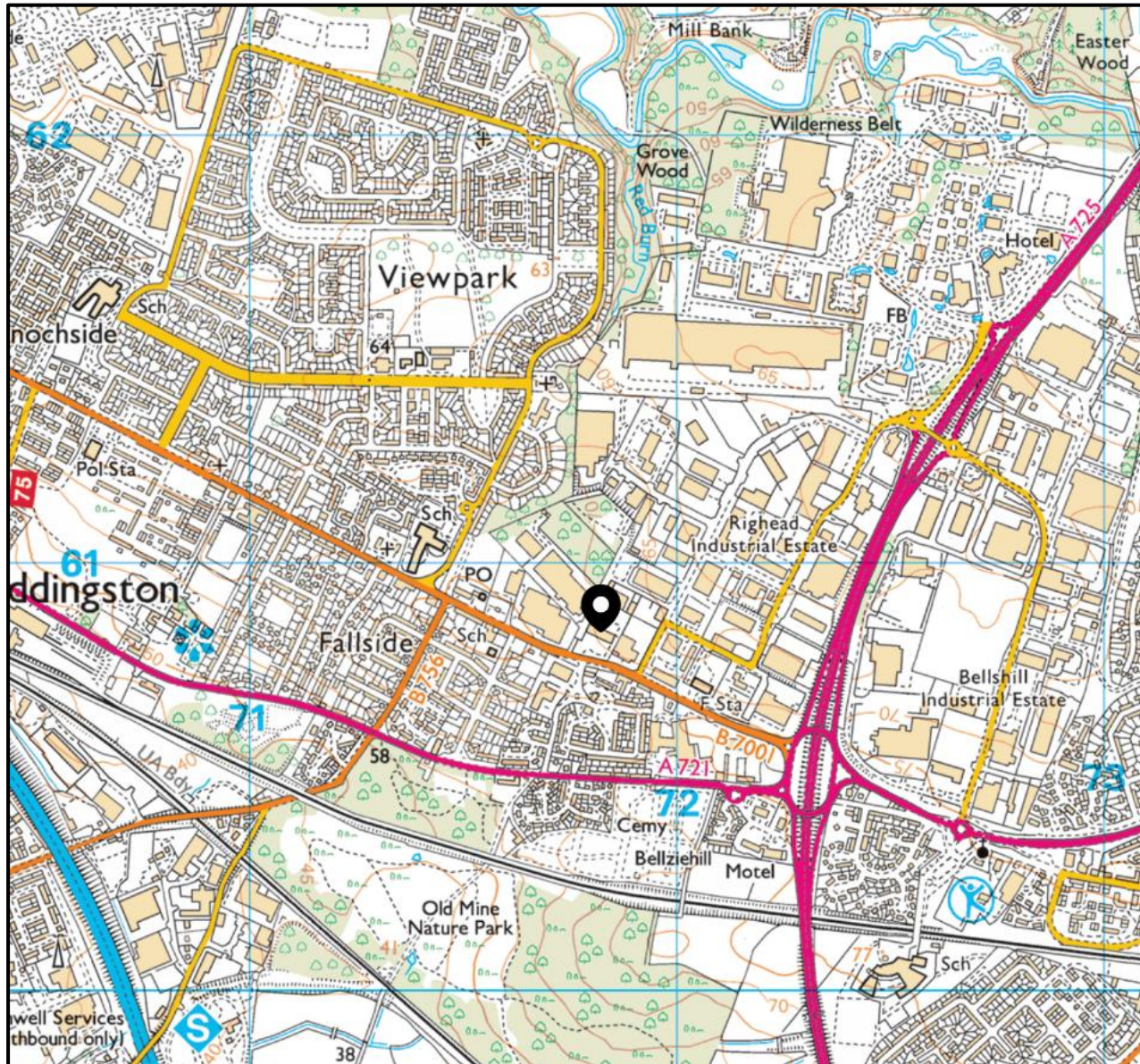
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Location

1 GOIL AVENUE, RIGHEAD INDUSTRIAL ESTATE,
BELLSHILL, ML4 3LQ



The subjects are located in Bellshill, located approximately 10 miles east of Glasgow City Centre and 38 miles west of Edinburgh, forming part of North Lanarkshire Council.

Bellshill benefits from strong transport links with A725 providing direct access to junction 7A of the M8 motorway to the north and the Raith Interchange to south, connecting to the M74 motorway, which acts as one of the main routes connecting Scotland to England. Bellshill Railway Station, located approximately 1.3 miles from the subject property, provides frequent services to Glasgow Central Station and Edinburgh Waverly.

More specifically, the property is situated on Goil Avenue, Righead Industrial Estate, serving as one of the main industrial and distribution hubs of the central belt. The surrounding area consists of primarily industrial occupiers including multiple reputable covenants such as Warburton's Bakery, Morrison's Distribution Centre, Renault Motors, Toolstation and Screwfix.



[**CLICK HERE FOR LOCATION**](#)



Description

1 GOIL AVENUE, RIGHEAD INDUSTRIAL ESTATE,
BELLSHILL, ML4 3LQ



Border Lines Are For Indicative Purposes Only

The subjects comprise a high quality, detached workshop and distribution facility with office accommodation and a sizeable secured yard.

The workshop is of steel portal frame with a pitched, profiled metal clad roof incorporating translucent roof panels throughout. Artificial lighting is provided via LED light fittings. Vehicular access is gained by way of two large electric roller shutters. The workshop benefits from circa 6m clear eaves.

The office accommodation comprises a reception area with various meeting rooms and staff welfare facilities to include w/c facilities and changing area.

The subject benefits from a sizeable area of secured concrete yard located directly in front of the main workshop/building. The yard area extends to approximately 0.86 acres and is bounded by steel palisade fencing.

ACCOMMODATION

Accommodation	SQM	SQFT
Industrial Unit	1,700.48	18,304
TOTAL	1,700.48	18,304

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

We have measured to the site to be approximately 0.52 hectares (1.28 acres), in accordance with Promaps.



Surrounding Occupiers

1 GOIL AVENUE, RIGHEAD INDUSTRIAL
ESTATE, BELLSHILL, ML4 3LQ

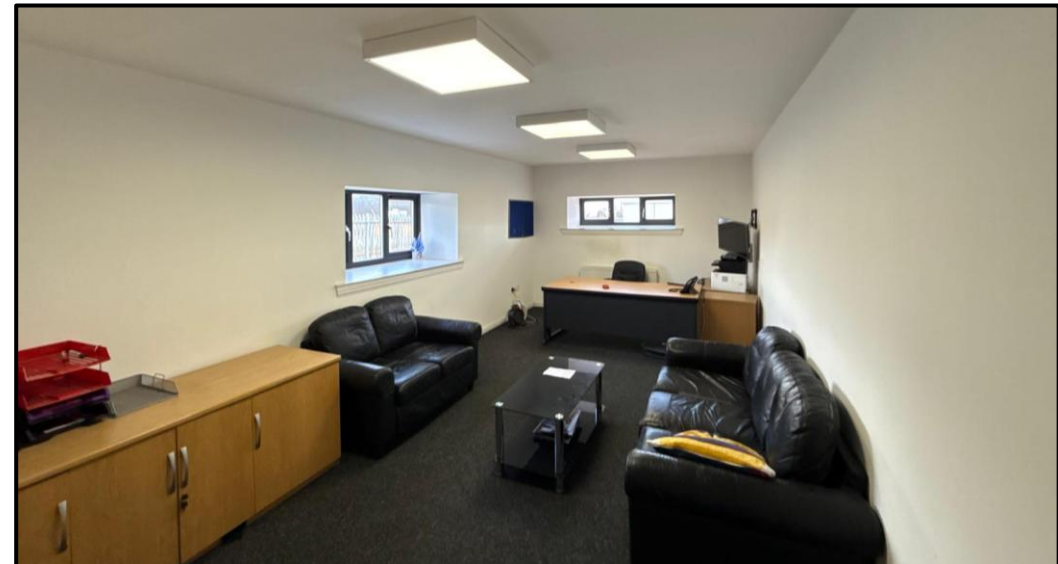
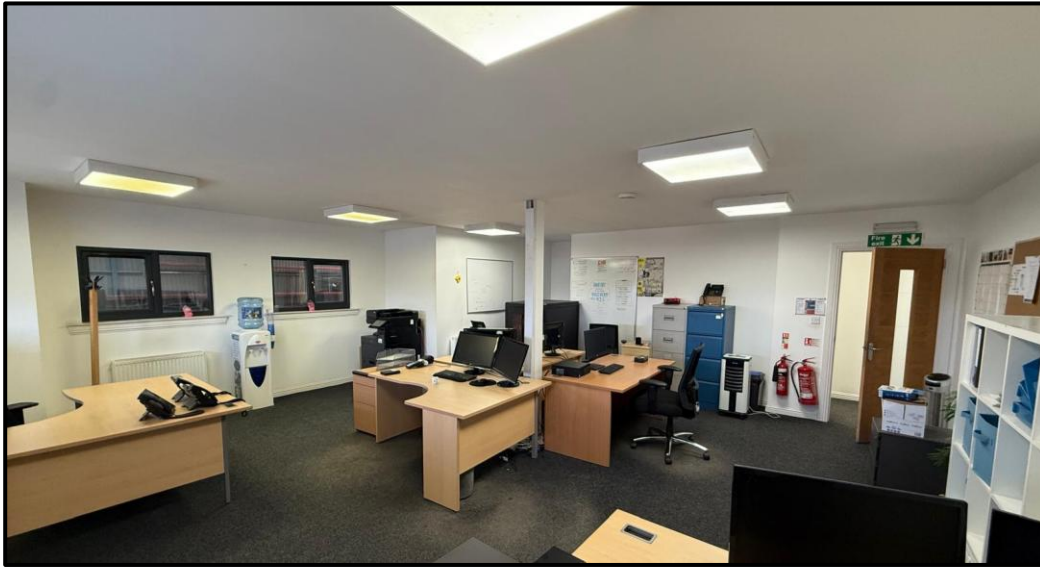


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Internal Imagery

1 GOIL AVENUE, RIGHEAD INDUSTRIAL ESTATE,
BELLSHILL, ML4 3LQ





RENT

Upon Application

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £137,000. The rate poundage for 2026/27 is 54.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

Unless stated, all figures quoted are exclusive of VAT



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Revised: September 2026.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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