

— FOR SALE

Industrial/ Distribution Warehouse with Generous Yard

Marion Street

Mossend, Bellshill, ML4 1EB

Opportunity to acquire a high quality industrial/distribution facility on a large secure site, benefitting from a generous operational/storage yard.

 **GRAHAM
SIBBALD**



Established
industrial location



Rare opportunity
to purchase



Close to motorway
network



Substantial
tarmac and
concrete yard



16,670 sq ft
on 2.17 acres

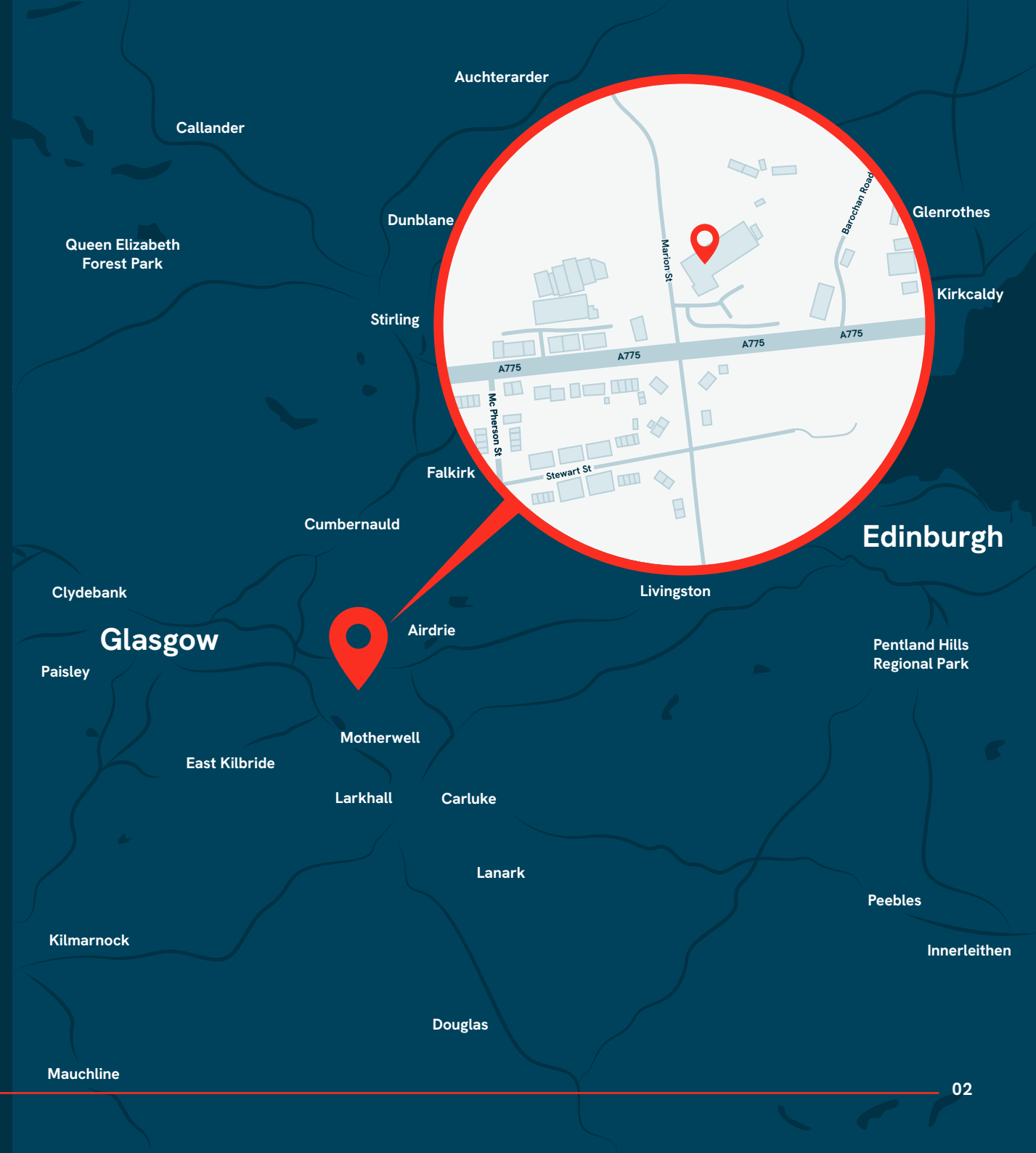
— LOCATION

Strategic Position with Excellent Amenities

Bellshill is a town in the North Lanarkshire local authority area, considered a prime industrial and logistics location for businesses in the West of Scotland.

The subjects are located on Marion Street, off Main Street/Holytown Road (A775), in the Mossend area of Bellshill, which is on the eastern periphery of the town.

Access to both M8 and M74 motorways is gained via the A725 Bellshill Bypass, which is approximately 1.6 miles west of the subjects. Access to the M8 is also available via J6A to the northeast of the subjects. The immediate surrounding area is predominantly industrial in nature to the north with the former Mossend works located immediately opposite the subjects and Eurocentral logistics hub a short distance to the northeast. Surrounding occupiers of note include Air Liquide, Peter D. Stirling, Sunbelt Rentals and Aldi. Eurocentral is home to Brewdog, Amazon, Evri, Maritime Transport, BCA, Scottish Power and Lidl.





Marion Street

STROCKWELD LIMITED



— DESCRIPTION

Industrial/ distribution building suitable for a variety of uses

Ideal for owner occupation or investment purposes.

The subject property comprises an industrial warehouse building within a secure compound, benefitting from tarmac/concrete yard and parking provision. The building offers an industrial warehouse and adjoining modern extension with trade counter and offices.



— WAREHOUSE AND OFFICES

High single bay warehouse under a renewed single pitched roof

Immediately to the south of the main warehouse is a modern extension which houses a trade counter and office accommodation.

This section of the building is clad at first floor level with rendered finish at lower level.

Access to the warehouse is by way of roller shutter doors located at West and East elevations, as well as pedestrian entrances at various points around the perimeter.

Internally, the subjects benefit from warehouse storage, trade counter, office accommodation, staff welfare and WCs.

The warehouse has a generous clear height of 7.65m to the underside of the steel frame.

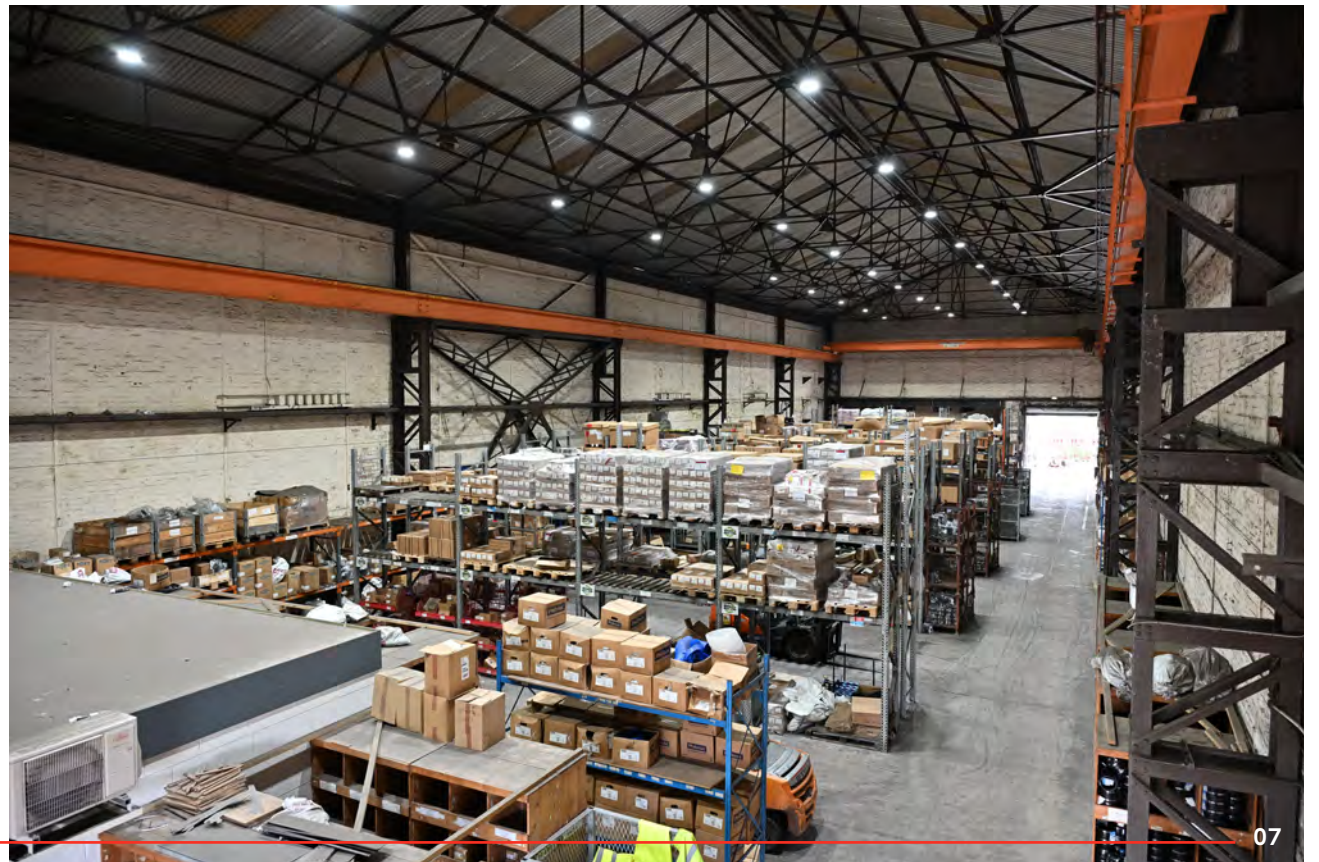


— YARD AND PARKING

Substantial tarmac & concrete surfaced yard

The subjects benefit from a wraparound yard which ensures ease of access at either side of the building.

Car parking is to the southwest corner of the site with parking for approx. 35 cars. The yard area is ideally suited for storage of stock & materials, vehicles, plant etc. and benefits from a high quality tarmacadam and concrete finish.



— ACCOMMODATION

According to measurements taken on site, we understand the property extends to the following Gross Internal Area:-

Marion Street, Bellshill	Sq M	Sq M
Ground Floor - Warehouse, offices, trade counter	1,368.81	14,734
First Floor - Offices	179.86	1,936
Total	1,548.67	16,670

We understand the entire site extends to an approximate area of 0.878 Hectares (2.17 acres).



— TERMS

We are instructed to sell the Heritable interest (Scottish equivalent of English freehold) with the benefit of vacant possession.

— PRICE

Offers over £1,500,000 are invited.

— RATEABLE VALUE

The subjects have a rateable value of £44,750.

Any queries in this regard should be made via the Scottish Assessors - www.saa.gov.uk.

— ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared and can be provided upon request.

— LEGAL COSTS & VAT

Each party is to pay their own legal costs incurred with any transaction and the prospective purchaser will be responsible for any LBTT, registration dues and any VAT incurred. The property is elected for VAT, therefore VAT will be payable on the transaction.

— ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

Viewings & Further Information

Strictly by appointment via the sole selling agents. Any enquiries should be made to:-

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Important Notice - These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. A list of Partners can be obtained from any of our offices. Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude. Date published: September 2025. Brochure designed by Coco's Atelier - www.cocosatelier.co.uk | hello@cocosatelier.co.uk.

