



10-12 Hamilton Road, Bellshill, ML4 1AQ

Busy Main Thoroughfare

- Double Frontage Unit
- Well Presented
- 1,195sq ft
- V.A.T Free
- Rent: o/o £15,000p.a
- Sale: Offers Invited

LOCATION

Bellshill is a town in North Lanarkshire, Scotland, located about 10 miles southeast of Glasgow city centre and 37 miles west of Edinburgh. It forms part of a continuous suburban settlement anchored by Motherwell, with strong transport links including Bellshill railway station on the Argyle and Shotts Lines, proximity to the M8 and M74 motorways, and access to active travel networks like the Greenlink Cycle Path. Bellshill's economy has transitioned from historical reliance on coal mining, iron and steel production, and weaving to modern sectors like logistics, distribution, and services. Key assets include large industrial estates such as Bellshill and Righead along the A725, as well as nearby sites like Strathclyde Business Park, Eurocentral (with a railway freight terminal), and Mossend, which support employment in manufacturing, warehousing, and transport. Its strategic location near major motorways and rail networks enhances its role as a commuter hub with diverse job opportunities, bolstered by good public transport connections to Glasgow, Motherwell, Livingston, and Edinburgh.

Bellshill serves an extensive catchment area as part of the Glasgow City Region, with nearly 980,000 people within a 30-minute drive and about 3.5 million within a one-hour drive, underscoring its potential for logistics and commuter-based growth. Its integration into the broader Motherwell settlement and connections to regional employment sites position it to draw from a wide labor and consumer base across west-central Scotland.

PROPERTY

The property comprises a prominent ground floor commercial unit seat within a larger 2 storey mixed use development surmounted by a pitched roof.

The property benefits from a substantial aluminium framed and glazed frontage with centrally located entrance door. Internally the property is presented in a primarily open plan layout with mixture of tiled and carpeted floors, partitions are effect to the rear to form w.c facilities, staff tea prep and stores.



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AREA

110.98sqm (1,195sq ft)

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for o/o £15,000p.a.

SALE

Our client has advised they would consider offers for their freehold interest

V.A.T

We have been advised the property is not elected for V.A.T

LEGAL

Each party shall bear their own legal costs incurred in the transaction

TSA Property Consultants

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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.