

Industrial Site  
For Sale - Former  
"Mossend Works"



## SITES B, C & D

UNTHANK RD / REEMA RD  
BELLSHILL • ML4 1DX

- Site B - Industrial site of 4.45 hectares (11.0 acres).
- Site C is 0.42 hectares (1.03 acres).
- Site D consists of 3 small plots.
- Former Mossend Works.
- Access via Unthank Road and Reema Road.
- Two minutes from Bellshill town centre.
- Two miles from M8 motorway.
- Next to the Mossend Rail Terminal.
- Offers over £1.25 million are invited.
- Potential for new build industrial development.

## LOCATION

The former Mossend Works is located merely 2 minutes from Bellshill town centre. Bellshill is well established commuter town for Glasgow and is located in the heart of Lanarkshire.

Bellshill is approximately 12 miles west of Glasgow City Centre in the heart of Lanarkshire and 40 miles from Edinburgh and has a resident population in the order of 20,650 persons.

Bellshill is synonymous with business and industrial uses and is strategically located with nearby access access to and from Scotland's major motorway networks.

Nearby occupiers include Haig David and DP Schenker, Aldi and Tesco.

## DESCRIPTION

Historically the site has been use for a variety of industrial uses including a major steelworks and engineering works but has since lain vacant and unused for approximately 15 years.

The site is surrounded by industrial uses and for the most part is level and benefits from an element of privacy from Reema Road in the way of large well established trees to the northern boundary.

The site is zoned for industrial uses, and is ideal for open storage and/or transport uses as well as for industrial development consideration will also be given to some division of the site and our clients would be interested in exploring this further where appropriate.

Site D is the footprints of 3 small plots of buildings that have been since demolished.

Title information available for all sites.

## AREA

Site B extends to 4.45 hectares (11.0 acres) or thereby.

Site C extends to 0.42 hectares (1.03 acres).

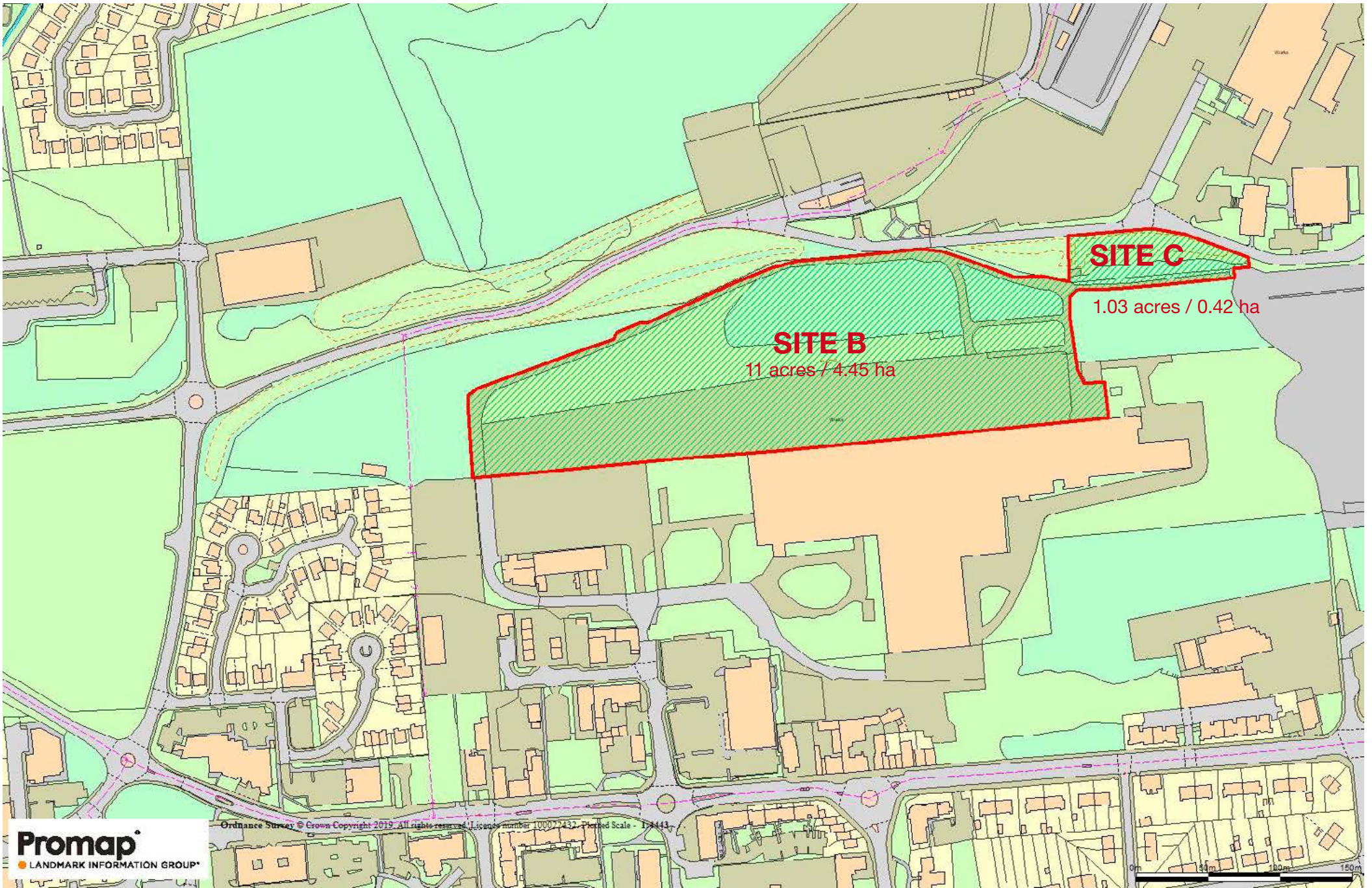
## PRICE

Our clients are seeking offers over £1.25 million exclusive of VAT for the benefit of their freehold interest.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred.





**SITE C**

1.03 acres / 0.42 ha

**SITE B**

11 acres / 4.45 ha

## VIEWING & FURTHER INFORMATION:

Strictly by prior arrangement with:-

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## DATE OF PUBLICATION

September 2019

## REFERENCE

WSA1679



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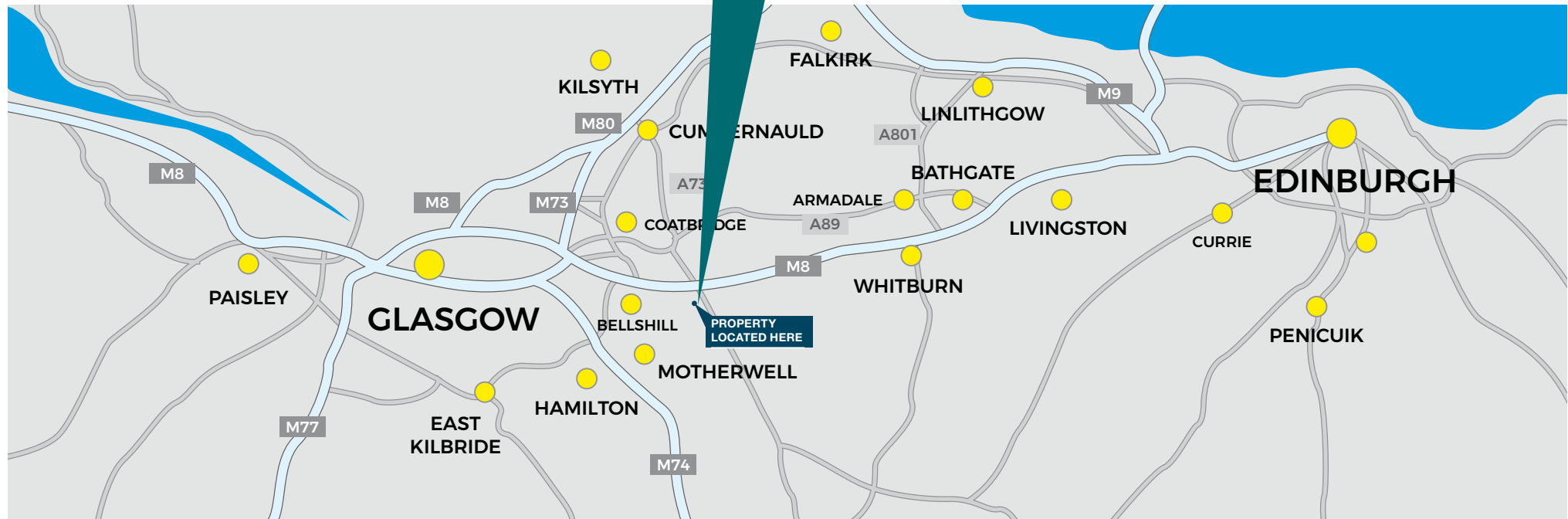
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