

# TO LET



## 8 DUNLIN COURT STRATHCLYDE BUSINESS PARK, BELLSHILL ML4 3NN

Industrial unit located on well established business park.  
Property extends to 284m<sup>2</sup> (3,057sq.ft.) or thereby.  
New FRI lease available.  
Rent is £21,400. per annum exclusive of VAT.

## LOCATION

Strathclyde Business Park is located off the A725 Bellshill by-pass and offers convenient access onto Scotland's motorway network. The M8 (Glasgow/Edinburgh), M73 (Stirling/North) and M74 (South) are all within five minutes' drive.

## DESCRIPTION

Located within a courtyard development of similar modern industrial units. Unit 8 benefits from an extensive fit out undertaken to provide spacious office accommodation, additional meeting rooms, kitchen facilities, reception area and further toilet facilities. The unit also benefits from an upgraded heating and air conditioning system. The workshop storage area is accessed from both an up and over roller door and via the open plan office/meeting area.

## SIZE

In accordance with the RICS Property Measurement Professional Statement (1st edition), we calculate the following approximate gross internal area:

284m<sup>2</sup> (3,057 sq ft)

## RENTAL

£21,400.00 per annum exclusive of VAT. VAT is charged at the current rate.

Interested parties should contact us for a Property Application Pack. North Lanarkshire Properties does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

## SERVICE CHARGE

The tenant will be responsible for a proportion of the service charge levied by Strathclyde Business Park Management company in respect of security, landscaping, common works etc. The budgeted amount for the year 2018-2019 is £2,209.29.

Includes – street lighting charges, park water charges, repairs and maintenance of the common yard, landscaping, snow clearance and gritting, 24 hour security patrol and management charges etc.

Excludes – Non-domestic rates and water charges relating to the subjects are billed separately.

## RATES

The Rateable Value of the property is £19,100.00 with effect from 1 April 2017. The tenant will be responsible for the payment of non-domestic rates.

Rateable values enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476000.

## INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

## UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

## EPC RATING

The Building Energy Performance Rating is D.

## STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

## INFORMATION AND VIEWING

If further information or viewing is required please contact  
North Lanarkshire Properties  
Fleming House  
2 Tryst Road  
Cumbernauld  
G67 1JW

Telephone: 01236 632800

Email: [enquiry@northlanarkshireproperties.co.uk](mailto:enquiry@northlanarkshireproperties.co.uk)



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These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation, and other details are given without responsibility and any intending

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