

TO LET



12 DUNLIN COURT STRATHCLYDE BUSINESS PARK, BELLSHILL ML4 3NH

Industrial unit located on well established business park.
Property extends to 284m² (3,054 sq.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. The unit provides ideal work space including both office and open space areas. The unit comprises an open store or manufacturing area with double glazed skylight panels providing excellent natural daylight. In addition there is access to this area via a sectional up and over door providing easy access for high sided vehicles and forklifts. There is a kitchen/staff room area off providing basic facilities and toilets. The ancillary office and staff accommodation comprises a generously proportioned open plan office space with windows to the front. Electric convection heaters are supplied in the office, toilets and entrance corridor areas. To the front of the unit there are four dedicated car parking spaces and ample additional visitor parking nearby.

SIZE

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

284 m² (3,054 sq ft)

RENTAL

£21,400 per annum exclusive of VAT. VAT is charged at 20%.

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 £2,400.00.

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 £19,300 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



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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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