

TO LET



22D NETHERBANK ROAD NETHERTON INDUSTRIAL ESTATE WISHAW ML2 0ER

Modern Industrial unit located on well regarded & established Industrial Estate.

Property extends to 50m² (543 sq.ft.) or thereby.

New FRI lease available.

Rent is £4,200 per annum exclusive of VAT.

LOCATION

Located within Netherton Industrial Estate, a popular and well established industrial and business location in North Lanarkshire. Ideally placed for access all arterial motorway routes throughout Scotland and the South via the M74 & M8 motorways. The unit is approx. 15 miles from Glasgow and 30 from Edinburgh

DESCRIPTION

Situated in a mid terrace position within a courtyard development of similar modern industrial units number 22D represents ideal workshop or storage options for a start up or small business. The unit comes complete with secure door entry and roller shutter door which provides excellent access for loading and unloading and fork lift trucks. In addition there is a single toilet and hand washing facilities. In its current configuration the unit has a convenient small office area which can be retained or altered by the new tenant depending on requirements.

SIZE

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

50 m2 (543 sq ft)

RENTAL

£4,200 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 cost of any common works for repair and maintenance of the building, common courtyard, fences, gates and landscaping to be carried out by the landlord and recharge to tenants on a pro rata basis. There is no service charge levied at present, but the Council reserves the right to recover these costs

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

RATES

The Rateable Value of the property is £3,700 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— B

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
Suite G.3 Dalziel Building
7 Scott Street
Motherwell
ML1 1PN

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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