

TO LET



1 NETHERBANK ROAD NETHERTON INDUSTRIAL ESTATE WISHAW ML2 0ER

Fully Refurbished Industrial unit located on well regarded & established business park.

Property extends to 204m² (2,200 sq.ft.) or thereby.

New FRI lease available.

Rent is £15,000 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

Located within a courtyard development of similar modern industrial units Unit number 1 has been completely refurbished and upgraded to provide ideal work space including both office, staff and open space areas. The unit is accessed via secure roller shutter doors to reception hallway with flexible spacious office or reception space to front. Benefiting from a newly installed roller door providing access to the open workshop or storage space the unit can be accessed by high sided vehicles or Forklift. In addition there are newly refurbished staff toilet facilities including disabled access and basic kitchen and wash facilities.

SIZE

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

204 m² (2,200 sq ft)

RENTAL

£15000 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 £9,300 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— TBA

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



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 approval for your use of the property.

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

purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of North Lanarkshire Properties LLP has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 North Lanarkshire Properties LLP is bound by the terms of this Act. This means that the North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.