

# TO LET



## **16 CANYON ROAD NETHERTON INDUSTRIAL ESTATE WISHAW ML2 0EG**

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

Property extends to 186 m<sup>2</sup> (2002 sq.ft.) or thereby.

New FRI lease available.

Rent is £12,000 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

Situated in a mid terrace position within a parade of similar modern industrial units, 16 Canyon Road has recently be re-furbished to a high standard. The subjects comprise secure shuttered door entry to entrance hallway with reception access with toilet and kitchen facilities off. There is also a generously proportioned office with large windows to the front. The main workshop/stores area can be accessed via the main reception hall or by roller shutter door from the rear yard area.

## SIZE

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

186 m<sup>2</sup> (2002 sq ft)

## RENTAL

£12,000 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 £9,100 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

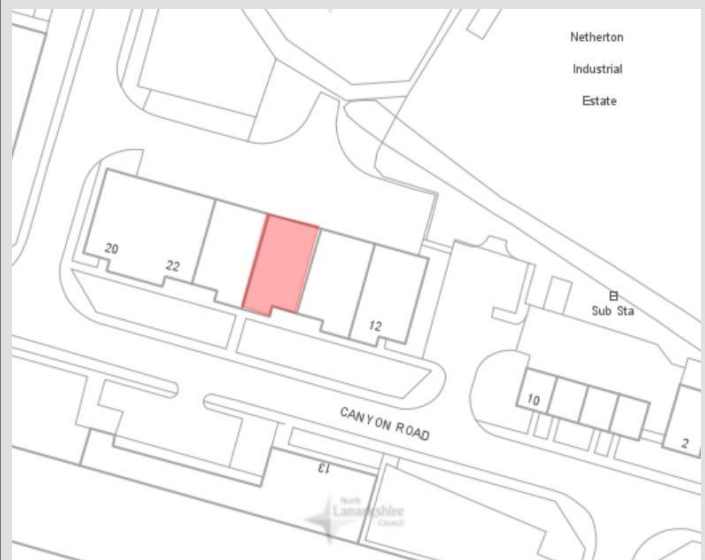
## STATUTORY REQUIREMENTS

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  
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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