

# TO LET



## 3 FYNE AVENUE RIGHEAD INDUSTRIAL ESTATE BELLSHILL ML4 LJ

Industrial unit located on well regarded & established Industrial Estate.  
Property extends to 509 m2 (5,479 sq.ft.) or thereby.  
New FRI lease available.  
Rent is £31,000 per annum exclusive of VAT.

## LOCATION

Number three Fyne Avenue is situated within the highly popular and well established Righed Industrial Estate. Ideally situated for companies requiring easy distribution or delivery routes being located moments from the A725 dual carriageway providing quick and easy access to both the M74 & M8 Motorways.

## DESCRIPTION

Situated in a prominent mid terrace position within a parade of similar modern industrial units, 3 Fyne Avenue provides flexible office and warehouse or manufacturing space. Accessed via secure shuttered doors to the front giving access to entrance hallway and large office with windows to front. In addition there are male and female toilets and kitchen facilities.

## SIZE

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

509 m<sup>2</sup> (5479 sq ft)

## RENTAL

£31,000 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 £23,750 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— E

## 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](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

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.