

TO LET



4 TEAL COURT STRATHCLYDE BUSINESS PARK BELLSHILL ML4 3NN

Industrial unit located on well regarded & established Industrial Estate.

Property extends to 118 m² (2028 sq.ft.) or thereby.

New FRI lease available.

Rent is £15,000 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

Situated in a mid terrace position Unit 4 has been recently refurbished and provides both office and store/manufacturing space. Spacious carpeted office with windows to front. Open manufacturing or warehouse space with excellent natural light from skylight windows. Access to warehouse via roller shutter allowing access for high sided vehicles. Kitchen facilities and male and female toilets.

SIZE

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

118 m2 (2028 sq ft)

RENTAL

£15,000 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 upkeep, repair and maintenance of the building, common courtyard, fences, gates and landscaping to be carried out by the landlord and recharged to tenants on a pro rata basis.

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

RATES

The Rateable Value of the property is £15,000 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



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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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