

# TO LET



## UNIT 15 — ENTERPRISE HOUSE DALZIEL STREET, MOTHERWELL, ML1 1PJ

Refurbished accommodation comprises office and workshop units.  
Property extends to 24m<sup>2</sup> (258 sq.ft.) or thereby.  
Flexible lease terms available.  
Rental £2,300.00 per annum (exclusive of VAT).  
Additional service charge is applicable .

## LOCATION

Dalziel Street is on the periphery of Motherwell Town Centre off Merry Street, which is part of the main route to Carfin, Newarthill and the Newhouse junction of the M8.

## DESCRIPTION

**Unit 15 Enterprise House**— Comprises office and workshop units within a 2-storey refurbished brick/steel clad building. Internally the building provides office space at first floor level and workshop units with roller shutter access on the ground floor.

There are communal male and female toilets on both levels and a service area to the rear of the property. The tenants have access to the building 24 hours a day, 7 days a week. There is also a care taker who is in charge of the buildings facility management for all communal areas.

Enterprise House provides secure key-fob entry for tenants, telephone intercom for the public and onsite elevator to meet additional requirements. We also provide fully managed IT and telephony service, tailored to your requirements.

## SIZE

In accordance with the RICS Code of Measuring Practice (6th edition), we calculate the following approximate net internal area:

24m2 (258 sq ft)

## RENTAL

Rental £2,300.00 per annum (exclusive of VAT) VAT is charged at the current rate.

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

A service charge is payable for the additional managed services provided which include — cleaning and maintenance of common areas, management service, security, heating, lighting, water and waste water charges (does not include roads and property drainage). Tenants are responsible for Non-domestic Rates.

The budgeted Service Charge for 2019—2020 is £800.00 (exclusive of VAT).

## RATES

The Rateable Value of the property is £2,150.00 with effect from 1 April 2017. The tenant will be responsible for the payment of Non-domestic Rates.

Rateable Value 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 you require further information or would like to arrange a viewing please do not hesitate to contact us -

**North Lanarkshire Properties**  
**Suite G.3 Dalziel Building,**  
**7 Scott Street,**  
**Motherwell,**  
**ML1 1PN**

**Telephone: 01236 632 800**

**Email: [property@northlan.gov.uk](mailto:property@northlan.gov.uk)**

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