

TO LET



**SUITE 3.7 - DALZIEL BUILDING,
7 SCOTT STREET,
MOTHERWELL, ML1 1PN.**

Modern purpose built office suite within managed business centre.
Property extends to 74.9m² (806 Sq.Ft².) or thereby.
Flexible lease terms available.
Rental - £9,800.00 per annum (exclusive of VAT).
Additional Service Charges Apply for Communal Areas.

LOCATION

Motherwell is a vibrant town in North Lanarkshire, located a short distance from Glasgow and Edinburgh. Motherwell is well connected to road and public transport links with easy access to Scotland's main motorway network, the M74, M8 and M73. Serving local and national routes, Motherwell Train Station is within walking distance. The Business Centre itself is located in the town centre close to shops, restaurants and other amenities.

DESCRIPTION

Suite 3.7 is located on the Third floor of the business wing.

The Business Centre provides 53 offices over 4 floors ranging in size from 13m² to 117m². Tenants have access to the building and car park 24 hours a day, 7 days a week. On site reception services are provided between 8.00am and 6.00pm, Monday to Friday. A fully managed IT and telephony service, tailored to your requirements, is available.

The Business Centre has 4 meeting rooms available for hire with maximum capacity ranging from 8 to 70 delegates. AV equipment, WiFi access and tea/coffee facilities are provided.

SIZE

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

74.9m² (806 Sq.Ft².) or thereby.

RENTAL

Rental £9,800.00 per annum (exclusive of VAT).

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 2021/2022 is £4,300.00 (exclusive of VAT).

RATES

The Rateable Value of the property is £9,800.00 with effect from 1 April 2023. 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 476 000.

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 **C**.

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

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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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