

# TO LET



## UNIT 8 - STRATHCLYDE BUSINESS CENTRE, 16 PRINCESS ROAD, NEW STEVENSTON, MOTHERWELL, ML1 4JD.

Refurbished accommodation comprises office and workshop units.  
Property extends to 28m<sup>2</sup> (302 sq.ft.) or thereby.  
Flexible lease terms available.  
Rental £2,400.00 per annum (exclusive of VAT).  
Additional Service Charge's apply.

## LOCATION

The industrial estate is located in New Stevenston and is situated on Princess Road with access being off Coronation Road. New Stevenston provides an ideal location for any business.

## DESCRIPTION

**Office 8**—The accommodation comprises office and workshop units within the development. Unit 8 is located on the first floor of the business centre, comprising freshly painted walls using neutral tones & brand new carpet. Heating is provided by electric wall mounted heaters. Mains electricity, sewerage and water supply are installed, lighting is provided by fluorescent strip lighting, Telephone connections are available.

## SIZE

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

28m<sup>2</sup> (302 Sq.Ft) or thereby.

## RENTAL

Rental £2,400.00 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 2023 - 2024 is Approx - £1,200.00 (Exclusive of VAT).

## RATES

The Rateable Value of the property is £2,450.00 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 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)**

Date of Publication: **MARCH / 2024**



### Statutory requirements:

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