



WHYTE & BARRIE

COMMERCIAL

*** FLEXIBLE TERMS AVAILABLE ***

WORKSHOPS/STORAGE UNITS, 2770-13500 sq.ft.

**ALBERT STREET
MOTHERWELL**



LOCATION:

Part of a larger complex within a secure area fronting onto Albert Street in a recognised industrial/commercial area to the east of Motherwell town centre.

The local road network offers ready access throughout Motherwell and beyond to Wishaw, Hamilton, Bellshill etc., and connects to the M74, at junction 6, for Glasgow and the national motorway network (M73, M8 etc.)

DESCRIPTION:

A terrace of units available as a whole or in part from approximately 2770 sq.ft. – 13500 sq.ft. and which could suit a variety of uses.

01698 891400

WEBSITE: www.wbcs.co.uk

32 CAMPBELL STREET, HAMILTON ML3 6AS

Unit A: double bay open plan unit of 568 sq.m./6114 sq.ft. or thereby gross internal area of workshop with ancillary office, stores and toilet; alarm; 3-phase electrics; partial warm air heating; sliding door access; 5m/16 ft. 8in eaves height.

Unit B: 435.6 sq.m./4689 sq.ft. double bay unit currently connecting to Unit C; portacabin style offices and toilet; electric roller shutter access; 3.74m/12 ft. 2 ins internal clearance; 3-phase electrics.

Unit C: a more modern extension to Unit B; 257.2 sq.m./2769 sq.ft.; electric roller shutter access; 6.29 m/20 ft. 5ins eaves height; 3- phase electrics.

External parking and yard space is available immediately to the front of the terrace within the communal, enclosed yard.

AREAS:

Unit A - 568 sq.m. / 6114 sq.ft. or thereby
Unit B - 435.6 sq.m. / 4689 sq.ft. or thereby
Unit C - 257.2 sq.m. / 2769 sq.ft. or thereby

Total - 1260.8 sq.m. / 13572 sq.ft.

All areas quoted are on a gross internal basis.

RATEABLE VALUE:

Unit A - £12,300
Unit B - No entry in the Valuation Roll
Unit C - £6,900

It is envisaged that the Rateable Values will be re-assessed depending on whether the units are occupied individually or as a whole.

RENT,LEASE, DETAILS ETC:

A new lease(s) is sought on standard commercial, full repairing and insuring terms for a negotiable duration incorporating regular rent reviews.

PROPERTY MIS-DESCRIPTIONS ACT 1991

- 1 The facts and information contained within these particulars/brochure have been checked and unless otherwise stated are understood to be materially correct at the date of publication. After the brochure has been printed, circumstances may change beyond our control, however, when we are told of any significant change we will inform inquirers at the first opportunity we have.
- 2 All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details have been given in faith, however, any impending purchaser or tenant should by enquiry to this office satisfy themselves as to the correctness/availability of each of them, before arrangements to view are made.
- 3 All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have, however, not been tested and therefore we give absolutely no warranty as to their condition or operation.

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property whose agents they are, give notice that:-

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) no person in the employment of Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to this property.
- (iii) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

RENTS FROM £3.50 per square foot with flexibility on rental and duration of lease dependent on amount of space/number of units and subject to the suitability of the tenant and nature of use.

Subject to agreement of acceptable terms, the landlord may consider sub-dividing the units to meet tenants' requirements.

A service charge will be levied to cover buildings' insurance, yard, fencing, drainage maintenance, security lighting and landscaping.

Water is metered for the entire complex and recharged to tenants, apportioned by area occupied.

In the first instance, all offers should be submitted to Mr Cameron or Mr Turner of this office.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: I122

(Revised August 2011)

