

DM HALL

To Let

Industrial



Unit 20
Flemington
Industrial Park,
Motherwell,
ML1 2NT

565.28 SQ M
6,084 SQ FT

Property Details

- Central location with good motorway links via M74.
- Located within established Industrial Estate.
- Gross Internal Area of 565.28 sq m (6,084 sq ft)
- Located in area of significant redevelopment
- Secure site with CCTV

LOCATION

Flemington Industrial Park is located to the southeast of Motherwell town centre, within close proximity to major Ravenscraig redevelopment.

Access to the property is via Cragneuk Street (A721), which lies a short distance to east of the M74 and south of the M8 motorways and is 15 miles southeast of Glasgow City Centre and 40 miles southwest of Edinburgh.

Surrounding occupiers include Van Sales Direct Ltd, Kaizen Manufacturing, TLC Event Hire Ltd, Tarmac Ltd, BSB Structural Ltd and various local industrial occupiers.

DESCRIPTION

The subject comprises an mid-terrace industrial building of traditional brick and steel construction with stone concrete flooring accessed off a shared yard.

Internally the unit provides two open plan warehouse spaces separated by a central wall with WC facilities and benefits from two roller shutter access doors to the front and side of the premises.

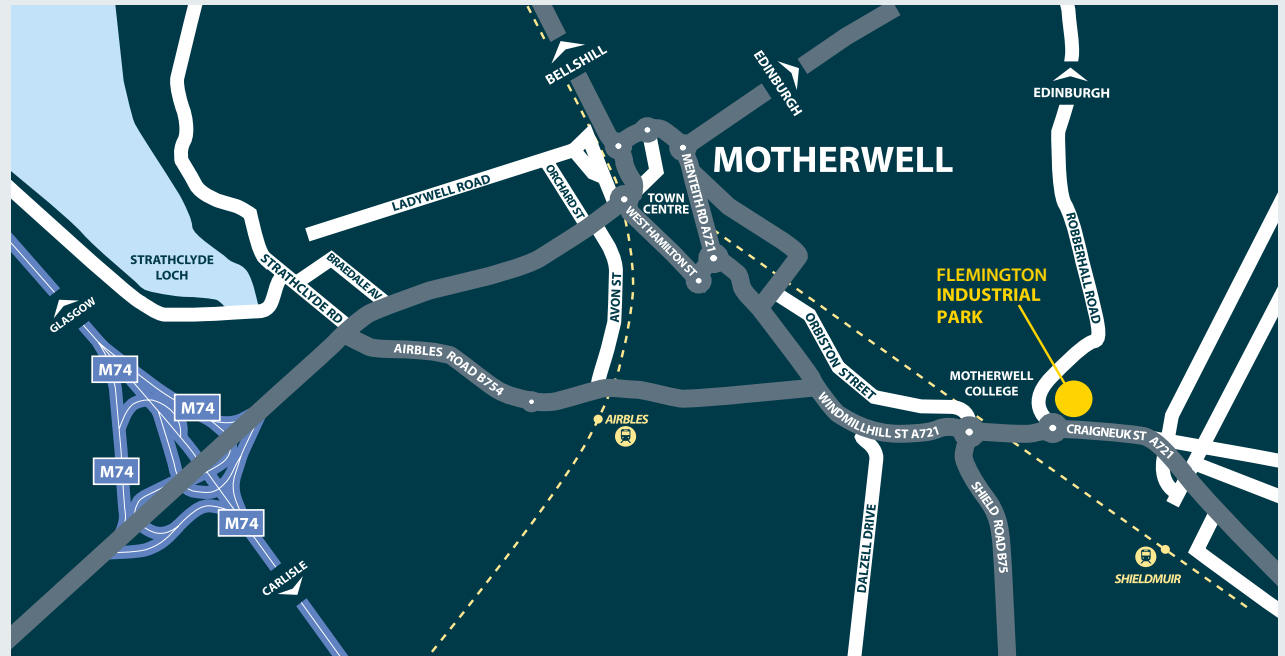
The property also befits from a 10 tonne crane available subject to servicing.

Please see indicative floor plan.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Industrial	565.28	6,084



Property Details

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £15,200.

Under the Small Business Bonus Scheme the property would qualify for 25% rates relief, subject to occupiers status.

Please note the new occupier has the right to appeal the current assessment.

RENT

Rental offers of £18,000 per annum are invited on the basis of a new, full repairing and insuring lease.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT which is chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

Jacqueline Towie

Jacqueline.towie@dmhall.co.uk

01698 284939

DM Hall Commercial Department

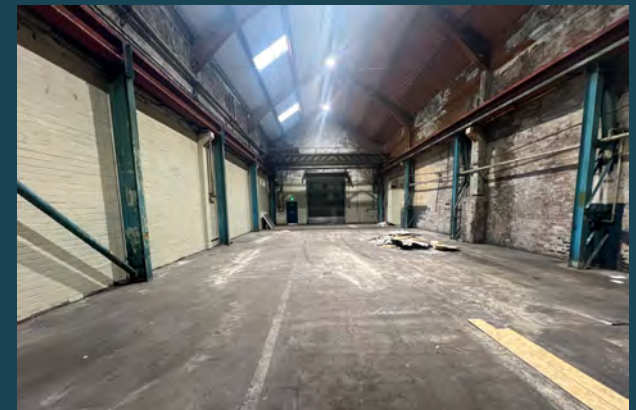
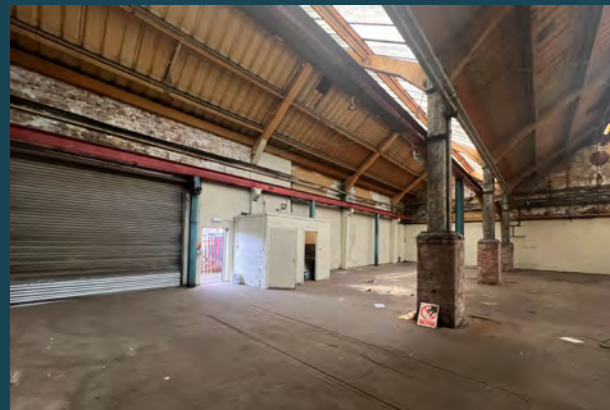
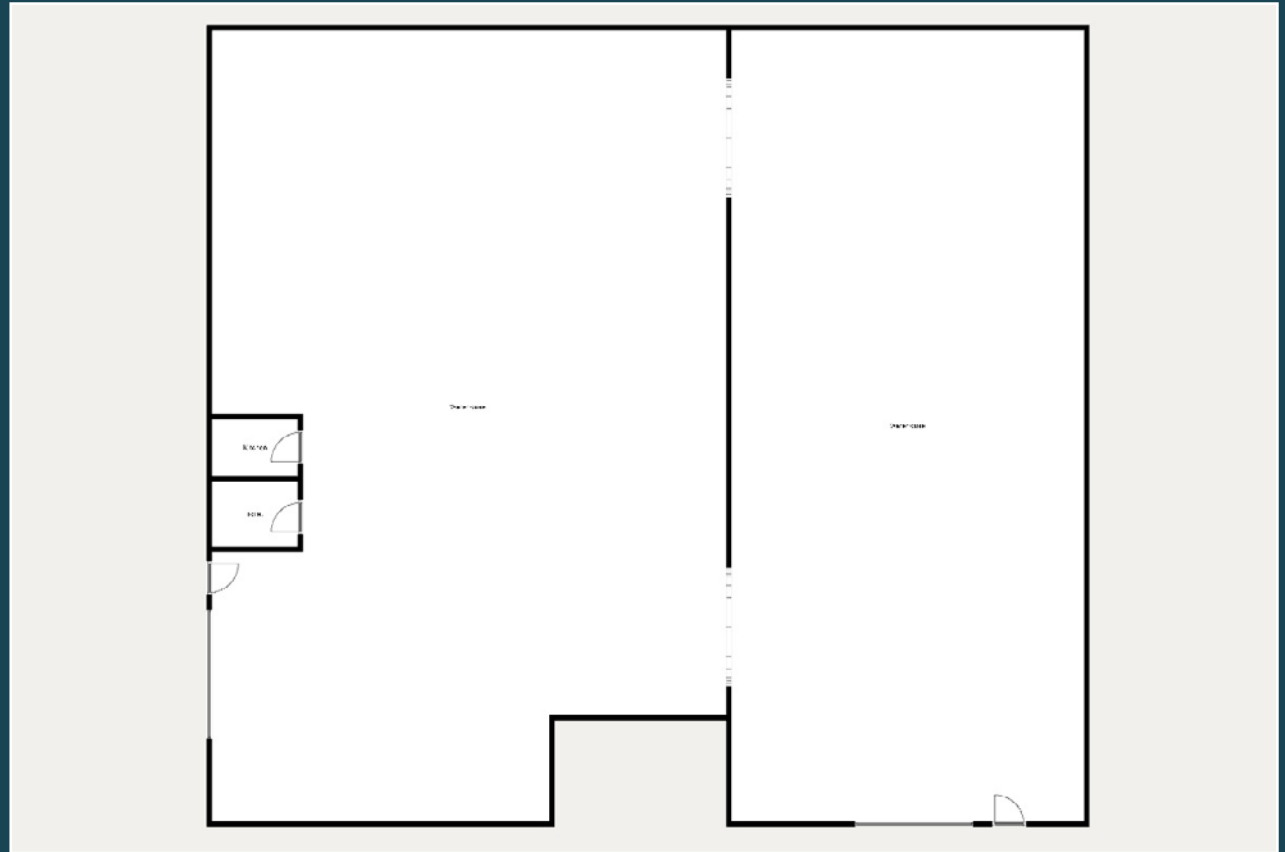
Unit 3 Cadzow Park, 82 Muir Street, Hamilton, ML2 6BJ

01698 284 939

DM HALL



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RICS



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PROPERTY REF: WSA2617

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