



REFURBISHED OFFICE TO LET WITH PRIVATE PARKING

17-19 Motherwell Road, Carfin

LOCATION:

Enjoying a prominent position on Motherwell Road, to the north east of Motherwell town centre between Motherwell and Newarthill. The former Ravenscraig site is nearby and currently being redeveloped and neighbouring occupiers include hot food takeaway, pharmacy and barbers. The local road network offers access throughout the immediate vicinity – Motherwell, Wishaw, Newarthill – and the rest of Lanarkshire and there are connections to the M8 (via Newarthill to the Newhouse junction) and M74 (via Motherwell) for Edinburgh, Glasgow and the south.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

The upper floor of a substantial two storey sandstone building with secure, private parking for in excess of 15 cars.

Refurbished internally and externally, features include gas central heating, replacement double glazing, male and female toilets, alarm and electric security shutters to the rear windows.

The lay-out consists of entrance vestibule to reception and waiting area off which there are an extensive, general office, board/meeting room, private office, kitchen and male and female toilets. In addition, there is a floored and lined attic space, accessed by loft ladder, for additional storage. Private parking within a gated car park immediately adjacent.

AREA:

1093 sq ft/101.6 sq m or thereby net internal area.

RATEABLE VALUE: £3,400

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.



ENERGY RATING: F

RENT LEASE TERMS ETC:

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable period at RENTAL OFFERS OVER £7,500 per annum exclusive of VAT and local rates.

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

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

REF: O285 Prepared Feb 2019

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