

INDUSTRIAL TO LET

New Ashtree Street

Wishaw, ML2 7UR



Key Highlights

- 1,462 sqft of industrial space
- Within 4.5 miles of Junction 6 of the M74
- Communal yard and parking
- Rare opportunity to lease a unit within this well performing estate
- 24/7 On site security

5th Floor Cadworks
41 West Campbell Street
Glasgow, G2 6SE

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DESCRIPTION

Ashtree Industrial Estate forms a single terrace industrial estate adjacent to Caledonian Retail Park in Wishaw off the A721. Unit M comprises a mid-terraced light industrial unit with pedestrian and vehicular access via roller shutter to the front. The unit is of a steel frame construction under a pitched roof with walls clad in profiled metal sheeting and brickwork. The floor is concrete and there is a communal yard with associated car parking at the front of the unit.

There is an office area and WC within the unit.

ACCOMMODATION

The accommodation comprises the following areas:

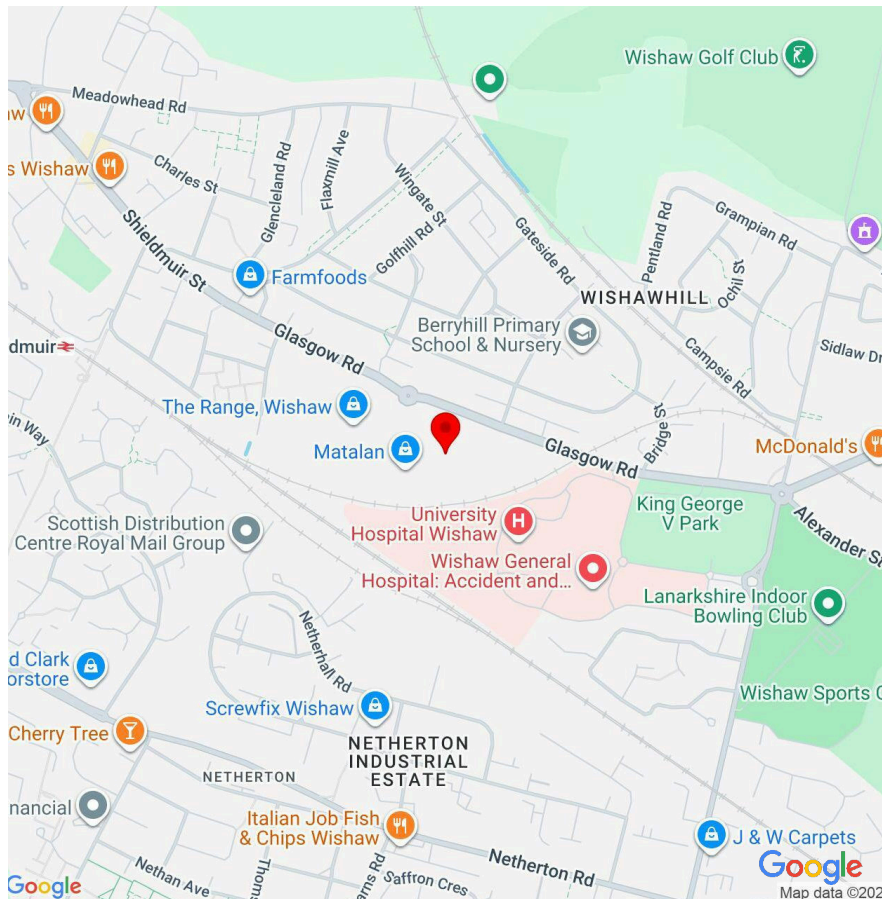
FLOOR AREA	SQ FT	SQ M
Unit - M	1,462	136
TOTAL	1,462	136

LOCATION

The premises are located within Ashtree Industrial Estate, adjacent to Caledonian Retail Park in Wishaw. Ashtree Industrial Estate offers good connectivity with J6 of the M74 situated 4.5 miles to the west. The estate and Retail Park enjoy good prominence on the busy thoroughfare of the A721.

The location benefits from good public transport links with multiple bus routes operating on the A721 offering services to the town centre. Shieldmuir railway station is situated 0.6 miles to the west. The Trading Estate benefits from good local amenity with the retail park adjacent as well as other restaurant and retail operators located on the A721 including McDonalds.

Ashtree Industrial Estate boasts many locally established occupiers including Joe Boyle Ironmongery, JDN Property Services and Tool Fast Direct.



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VIEWINGS

Available by prior arrangement with the letting agent.

TERMS

Available on request.

BUSINESS RATES

Rateable Value: £9,300
Rates Payable: £4,631.40 per annum
Service charge: £3,553 per annum

LEGAL COSTS & VAT

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, with the tenant being responsible for all costs associated with registering the lease, Land...

EPC

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CONTACTS

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