

ASHTREE INDUSTRIAL ESTATE, WISHAW, ML2 7UR



Key Highlights

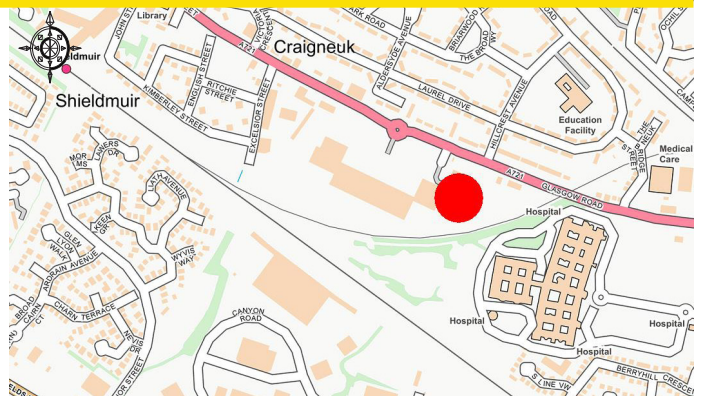
- 1,462 - 1,475 sq ft (135.82 - 137.03 sq m) of warehouse space
- Within 4.5 miles of J6 of the M74
- On Site Security Office
- Communal yard and parking

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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 operating on the A721 including McDonalds.

Ashtree Industrial Estate boasts many locally established occupiers including Joe Boyle Ironmongery, The Glass Man and Tool Fast Direct.

Description

Ashtree Industrial Estate forms a single terrace industrial estate adjacent to Caledonian Retail Park in Wishaw off the A721. The units comprise of mid-terraced industrial units with pedestrian and vehicular access via roller shutter to the front. The units are of a steel portal 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 a small office area within each of the units, as well as a WC.

Accommodation

We have measured the unit on a gross internal basis in conjunction with the 6th edition of the RICS Code of Measurement and we calculate the units extend to:

UNIT	SQ FT	SQ M
Unit K	1,475	137.03
Unit M	1,462	135.82

Energy Performance

EPC available on request.

Rateable Value

The subjects have a rateable value of £10,000 making it applicable for 100% Small Business Rates Relief for businesses who qualify. In the normal manner the tenant will be responsible for the payment of any business rates applicable.

Asking Terms

Rent and lease terms are available on application.

VAT

VAT will be payable on the rent and other charges

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant will be responsible for any LBTT and registration dues applicable.

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