



INDUSTRIAL UNITS TO LET

Units 19 and 19A Carfin Industrial Estate, Carfin, Motherwell, ML1 4UL

LOCATION:

To the north east of Motherwell, between Carfin and New Stevenston. The surrounding area has been developed in modern housing and the remaining commercial occupiers include GJS Engineering, AB Roller Doors, Weir Autos and Jordan Electronics.

The local road network offers access throughout Motherwell and the immediate surrounding area and the Newhouse junction of the M8 is within 2 miles for Edinburgh, Glasgow and the national motorway network – M73, M74 etc.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Two, semi-detached single storey units which have been upgraded and re-clad externally.

19A – 458.51 sq m/4935 sq ft or thereby gross internal area; consists of 2 interconnected workshops/stores, one of which incorporates ancillary accommodation of office, male and female toilets and store; additional office extension providing open plan space with internal doors from workshop and separate personnel access from the yard; further conservatory office/showroom, accessed only from the yard; 3.7m/12ft 2ins clearance height; 4.5m/14ft 9ins wide electric roller shutter to small, enclosed yard/parking area.

19B – 339.68 sq m/3656 sq ft or thereby gross internal area; predominantly open plan workshop/store with single office and 2 toilets in span; 3.57 m/11ft 8 ins internal clearance height; 5.2m/17ft wide electric roller shutter to small enclosed yard/parking area.

RATEABLE VALUE:

There appear to be no entries in the Valuation Roll for Units 19A and B and we believe the subjects will require to be re-assessed for rating purposes following their refurbishment.

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:

Awaiting EPCs



RENT, LEASE DETAILS ETC:

New leases are sought for a negotiable duration on standard, commercial, full repairing and insuring terms at the following rents: -

19A - £17,000 per annum exclusive of VAT and local rates.

19B - £13,000 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 ourselves as agents.



REF: I193 Prepared Sept 2019

NOTICE

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- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
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