



TO LET

TOWN CENTRE OFFICES

54-58 Brandon Parade East, Motherwell, ML1 1LY

Located in the heart of Motherwell town centre

Central location close to public transport and town centre car park

Net Internal Area:- 249.8 sq.m. (2,689 sq.ft.)

EPC Band Rating D

LOCATION

The subjects are situated on the south side of Brandon Parade East, which forms part of Motherwell shopping centre, within the town centre.

Nearby occupiers are represented by a mix of national and local retailers, leisure facilities and office occupiers.

Motherwell is located, within the North Lanarkshire region, approximately 10 miles south east of Glasgow and 3 miles north of Hamilton.

The town is well connected with Motherwell train station providing regular trains to Glasgow and Edinburgh, and via the town centre's main bus terminus positioned directly outside the property.

DESCRIPTION

The subjects comprise a first floor office suite forming part of the larger shopping centre. The suite is laid out to provide a large open plan office, a variety of cellular offices/meeting rooms, together with ancillary staff accommodation and toilet facilities.

FLOOR AREA

From measurements taken on site we calculate the suite to extend to a Net Internal floor area of 249.8 sq.m. (2,689 sq. ft.)

RATING

From the Assessor's website we note the suite to have a Rateable Value of £26,000. Rates payable (before any relief) in the year to 1st April 2019 are £12,740pa.

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

RENT

Rental offers of £22,000 per annum, exclusive of VAT are invited, on the basis of a new full repairing and insuring lease for a period to be mutually agreed.

SERVICE CHARGE

The new tenant will be liable for a fair equitable portion of the common service charge and insurance, which the current year equates to around £2.50 per sq.ft.

EPC

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

VAT

All prices quoted are exclusive of VAT, where applicable.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction, with any incoming tenant responsible for any LDTT and Registration Dues.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole Letting Agent:-

Jacqueline King
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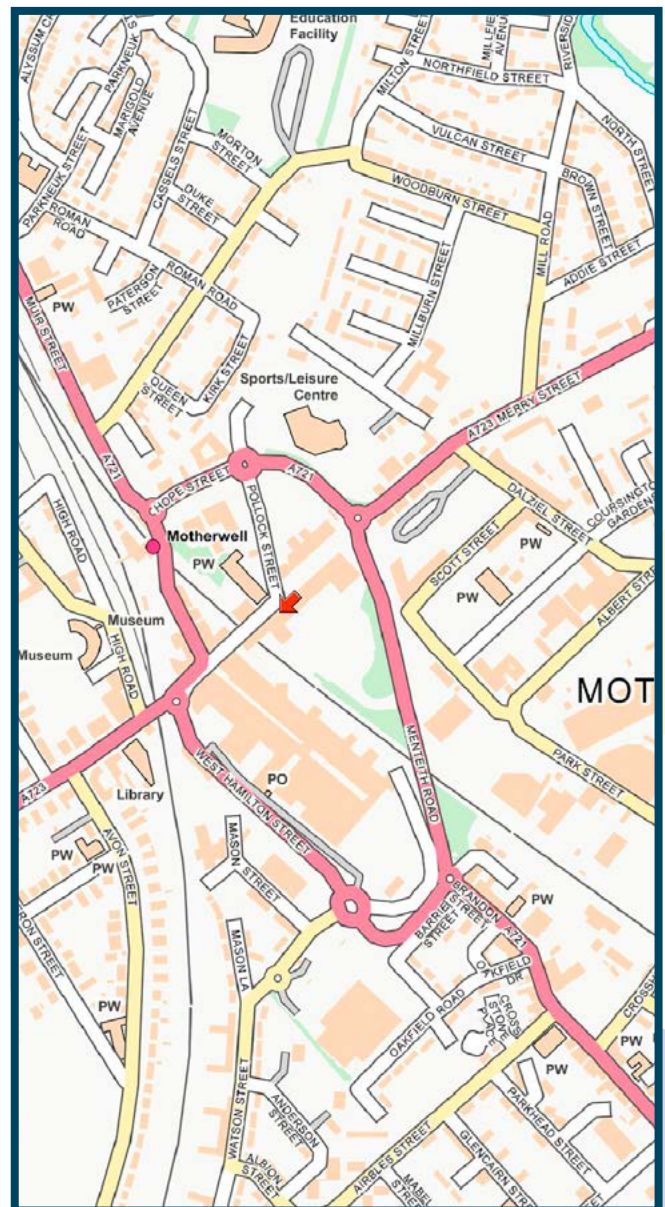
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WSA1550



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