

**To Let** Office/ Studio Accommodation

# Motherwell Business Centre,

**Coursington Road, Motherwell, ML1 1PW** 



- Studio, workshop and office accommodation available
- Affordable and flexible terms
- Quick entry on licence from 1 month
- All inclusive rents
- Up to 100% business rates relief
- Easy Entry one month's deposit required to get keys

# Location

Motherwell Business Centre is located on Coursington Road at the junction with Dalziel Street, to the east of Motherwell town centre. The centre benefits from excellent transport amenities with Motherwell train station 1 mile to the west and close proximity to junction 6 of the M74.

Motherwell lies just over 16 miles to the south east of Glasgow, neighbouring Hamilton and Bellshill.

## **Description**

Motherwell Business Centre is a mixed use development of traditional sandstone construction with a modern brick built extension arranged over ground and first floor levels.

There are a number of units at street level providing roller shutter access, with office and studio style accommodation accessible via a secured, fob entry common hallway.

#### Accommodation

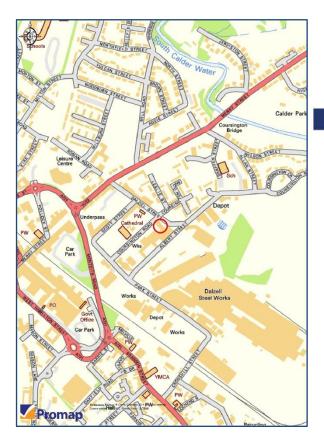
The available units are suitable for a variety of uses workshop, studio and office including accommodation. Typical specification includes:

- 3 phase power supply
- Gas supply
- Fluorescent strip lighting
- Communal toilet facilities





**Current Availability** Please refer to the attached Availability Schedule.



# Terms

Units are available on flexible terms from licence agreements to traditional longer term leases.

### **Quoting rents**

Quoting rents are available upon application.

#### **EPC Rating**

The units have been assessed for an EPC, which is available upon request.

#### Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Stamp Duty or Recording Dues. All prices quoted are exclusive of VAT.

### **Viewing/ Further Information**

Viewing and further information can be arranged through the joint letting agents:

Andrew McCracken andrew.d.mccracken@eu.jll.com

Andrew Armstrong andrew.armstrong@eu.jll.com



Gregor Brown gbrown@geraldeve.com

John Logan jlogan@geraldeve.com



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