



MODERN OFFICE WITH CAR PARKING

Albert Street, Motherwell

LOCATION:

Within a larger complex of commercial buildings within a secure yard to the east of Motherwell town centre. The local road network offers ready access throughout Motherwell and to Wishaw, Hamilton, Bellshill etc in the immediate vicinity and connections to the M74 at Junction 6 and A/M8 at the Newhouse Junction for Glasgow, Edinburgh and the south.

DESCRIPTION:

Detached, modular building, adaptable internally to suit the tenant's requirements but currently offering entrance, reception office, generous, open plan central area/general office with 2 additional rooms off, comms room, kitchen, male and female toilets.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

Heavily insulated and with double glazed windows, a climate control system has also been installed. There is a suspended ceiling system throughout incorporating recessed lighting and the floors are carpeted. Fire and security alarms are also installed. 5 designated car parking spaces will be provided.

AREA:

1415 sq ft/131.42 sq m or thereby net internal area

ENERGY RATING: To be assessed



RATEABLE VALUE: £7,700

The small business bonus scheme offers up to 100% rates relief and further details are available on the Scottish government website www.scotland.gov.uk under the heading Topics, Public Sector, Local Government, Local Government Finance then Non Domestic Rates.

RENT, LEASE DETAILS ETC:

Rental offers of £10,000 are invited (exclusive of VAT, local rates and service charge).

A service charge will be levied to cover buildings insurance, maintenance of hard and soft landscaping, boundaries, drainage etc. Electricity will be metered and recharged by the landlord and the fire alarm and security system are the subject of a maintenance contract for which the tenant will be responsible.

A new lease is sought on standard, commercial, full repairing and insuring terms for a negotiable duration.

In the first instance, all offers should be submitted to Mr Cameron of this office.

VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

REF: O279 Prepared July 2018

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