



VARIOUS WORKSHOPS/STORAGE UNITS

257 sq m/2769 sq ft TO 1229 sq m/13,229 sq ft

58-60 Albert Street, Motherwell

LOCATION:

Part of a larger complex within a secure area fronting onto Albert Street in a recognised industrial/commercial area to the east of Motherwell town centre.

The local road network offers ready access throughout Motherwell and beyond to Wishaw, Hamilton, Bellshill etc. and connects to the M74 at Junction 6 to the east and the A/M8 to the north at Newhouse junction for Glasgow, Edinburgh and the national motorway network.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

A terrace of 3 units, available separately or together from approximately 2769 sq ft/257 sq m to 13,229 sq ft/1229 sq m and which could suit a variety of uses.

UNIT 1A – 5771 sq ft/536.18 sq m double bay, open plan unit with ancillary accommodation of offices, store and toilet to one side; 29 ft 6 ins/9 m sliding door vehicular access; 5m/16 ft 8 ins internal eaves height.

UNIT 1B – 4689 sq ft/435.6 sq m double bay unit currently connecting to Unit C; portacabin style offices and toilet; electric roller shutter access; 3 phase electrics; 12 ft 2 ins/3.74 m internal clearance.

UNIT 1C – a more modern extension to Unit B; 2769 sq ft/257.2 sq m; electric roller shutter access; 20 ft 5 ins/6.29 m eaves height; 3 phase electrics.

Parking is available immediately to the front of the units within the communal yard.

AREAS:

UNIT 1A 5,771 sq ft/536.18 sq m or thereby

UNIT 1B LET

UNIT 1C UNDER OFFER

ENERGY RATINGS: Awaiting EPC

RATEABLE VALUES:

UNIT 1A - £13,700

UNIT 1B – £9,200

UNIT 1C - No entry in Valuation Roll

It is envisaged that the Rateable Value will be re-assessed depending on whether the units are occupied separately or as a whole.

Small Business Rates Relief should be available to qualifying occupiers and prospective tenants should make their own enquiries to satisfy themselves on this point.

RENT, LEASE DETAILS ETC:

A new lease is sought on standard terms for a negotiable duration incorporating regular rent reviews.

Flexible terms are available to suitable tenants at a rental to be negotiated.

A service charge will be levied to cover buildings insurance, yard, fencing and drainage maintenance, security lighting and landscaping.

Water is metered for the entire complex and recharged to tenants apportioned by area occupied.

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

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: I180 Amended April 2019

NOTICE

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