

# DM HALL

## To Let

Industrial

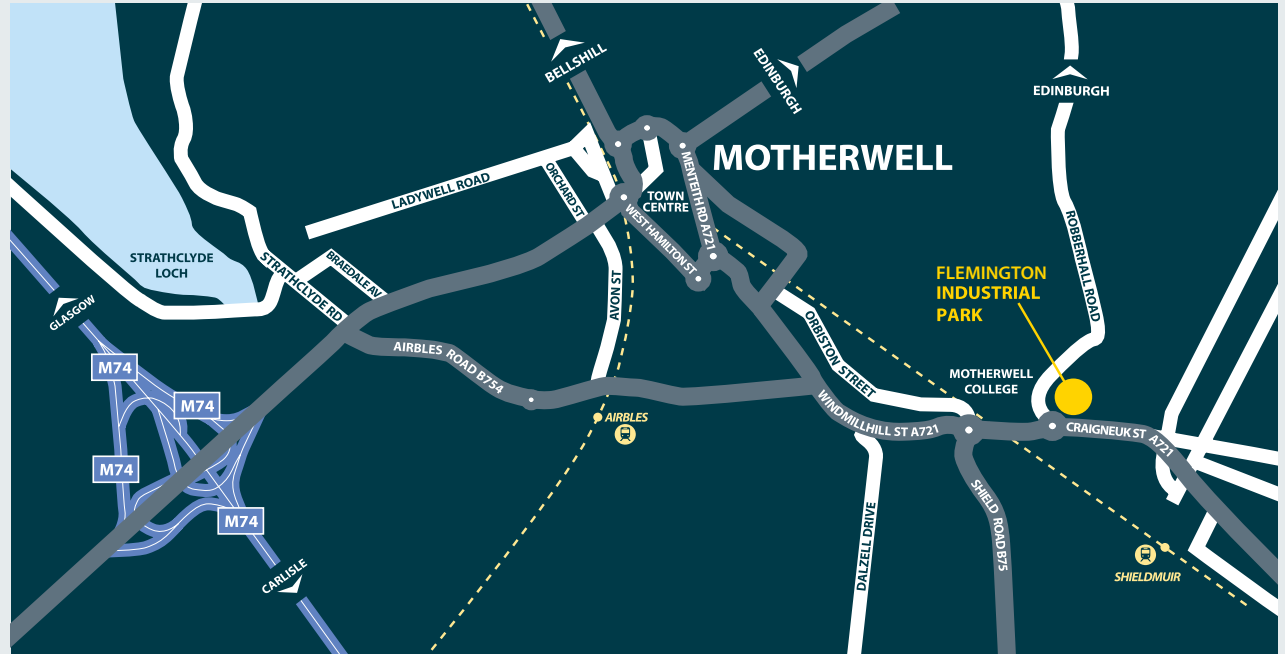


Unit 28  
Flemington  
Industrial Park,  
Motherwell,  
ML1 2NT

2,508.38 SQM  
27,000 SQ.FT

# Property Details

- Central location with good motorway links via M74.
- Located within established Industrial Estate.
- Gross Internal Area of 2,508.38 sqm (27,000 sq.ft)
- Located in area of significant redevelopment
- Secure site with CCTV



## Location

Flemington Industrial Park is located to the southeast of Motherwell town centre, within close proximity to major Ravenscraig redevelopment.

Access to the property is via Cragneuk Street (A721), which lies a short distance to east of the M74 and south of the M8 motorways and is 15 miles southeast of Glasgow City Centre and 40 miles southwest of Edinburgh

Surrounding occupiers include Van Sales Direct Ltd, Kaizen Manufacturing, TLC Event Hire Ltd, Tarmac Ltd, BSB Structural Ltd and various local industrial occupiers.

## Description

The subject comprises a end-terrace industrial building of traditional brick and steel construction with stone concrete flooring accessed off a shared yard.

Internally the unit provides open plan warehouse space with gantry cranes and internal office and staff WC facilities.



# Property Details

## Accommodation & Floor Areas :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

Floor	Accommodation	sq m	sq ft
Ground	Industrial	2,508.38	27,000

## Energy Performance

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

## Non Domestic Rates

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £73,000.

The Rateable Values are indicated on the availability schedule.

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

## Rent

Rental offers of £81,000 per annum are invited on the basis of a new, full repairing and insuring lease.

## Legal Costs

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

All prices quoted are exclusive of VAT which maybe chargeable.

## Viewing Arrangements

Strictly by contacting the sole selling/letting agents:-

 Video available



## Make an enquiry

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Regulated by  
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