

Flemington Industrial Park

Craigneuk Street / Robberhall Road, Motherwell, ML1 2NT

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC	Comments
Unit 14	15,412	1,431.9	£42,400	£7,861	£29,250	D+	Refurbishment underway including creation of two new loading doors at the property's gable end, accessed from a new tarmac surfaced yard, and installation of new high bay LED lighting. Subject to servicing, Unit 14 includes 3 x 5 tonnes and 1 x 2 tonnes cranes. Works completed by May 2019.
Unit 14A	711	66.1	£2,135	£366	£2,950	TBC	Office accommodation within a larger industrial block. Potential for 100% property rates relief.
Unit 20	6,225	578.3	£12,450	£3,205	£10,900	TBC	Basic specification / condition. Previously used for heavy engineering. Potential for 100% property rates relief.
Unit 21A	8,431	783.27	£23,185	£4,340	£14,300	B	Mid-terrace position within a courtyard layout accessed from a large, shared service yard. Includes office / staff block and one electrically operated roller shutter door. Potential for 100% property rates relief.

Please Note:

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. December 2019

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	EPC	Comments
Unit 27	9,000	836.1	£18,000	£4,816	£11,900	G	Basic industrial accommodation. Potential for 100% property rates relief.
Unit 27A	8,880	825.0	£12,430	£4,752	£13,800	B	Basic industrial accommodation. Potential for 100% property rates relief.
Unit 28	27,000	2,508.4	£67,500	£13,818	£52,500	B	End-terrace industrial unit. Includes office accommodation. Two roller shutter loading doors, craneage available (2 x 3 tonnes cranes & 1 x 5 tonnes crane) and 2 x 640 amp & 2 x 400 amp electricity supplies.

Service Charge is budgeted at a rate of approx. £0.51 per sq. ft. per annum.

Value Added Tax

All figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

Local Authority Rates

The Scottish Government has set the uniform business rate (UBR) for 2019/2020 at 49.0 pence for properties where the Rateable Value is £51,000 or less and 51.6 pence for Rateable Values of £51,001 and above. However, because of the Small Business Bonus Scheme, properties with Rateable Values below £15,000 may qualify for 100% property rates relief while Rateable Values of between £15,001 and £18,000 may qualify for 25% relief. This position is reviewed by the Scottish Government annually.

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