

For Sale/To Let

52-60 Brandon Parade East, Motherwell, ML1 1QY



UP TO 21,500 SQ FT (2,000 SQ M) AVAILABLE FROM £2.00 PER SQ FT

- Substantial Modern Office Accomodation in Walk in Condition Available
- Passenger Lift
- Air Conditioning
- Double Glazing
- CCTV
- Kitchen & Break Out Areas
- Male/Female Toilets on both floors
- Raised access floors

0141 221 9191

25 Bothwell Street, Glasgow, G2 6NL
glasgow@knightfrank.com



Location

The property is situated within Motherwell town centre on the pedestrianised Brandon Parade East.

Motherwell, with a population of 32,000, is located approximately 16 miles south east of Glasgow. The town is the largest within North Lanarkshire, with a total catchment of approximately 340,000 people.

The subjects occupy a prominent end of terrace position on Motherwell's main retail street and is easily accessible to the town's key town centre amenities. Motherwell Railway Station is located within a short walking distance with frequent connections to Glasgow.

Description

The subjects comprise the ground, first and second floors of a 3 storey building of concrete frame structure with rendered masonry and infill curtain wall glazing.

Internally, the property comprises office accommodation to the following specification:

- Raised access floors
- Suspended ceilings of mineral fibre panels
- Suspended fluorescent strip lighting with metal diffusers
- Lift access to all floors
- Male/Female toilet facilities
- Kitchen/break out areas
- Double glazing
- Step free access at ground floor level

Accommodation

The subjects are suited to a number of uses (subject to planning), and as such we have measured the property on both a net internal and gross internal basis, in accordance with the RICS Property Measurement (2nd Edition).

	NIA	GIA
2 nd	9,158	10,752
1 st	9,133	10,748
Ground (predominantly occupied by JD Wetherspoon Plc)	-	1,820
Total	18,291	23,320

Local Authority Rates

We understand the premises have been assessed as follows:-

1st and 2nd Floors - £160,000.

Interested parties should contact Lanarkshire Valuation Joint Board for further information.

Long Leasehold

The ground and basement floors are occupied by JD Wetherspoon Plc and held on a long leasehold, expiring 19 August 2126.

Further details can be provided on request.

Rent/Price

The upper floor offices are available to lease from £2.00 per sq ft – further details on request.

The upper floors are also available to purchase separately or can be included with the ground floor property which is occupied by JD Wetherspoon PLC on a long leasehold expiring 19 August 2126.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the purchaser being responsible for any registration fees and land and building transaction tax.

VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating of F. Copies of the Certificate and Section 63 Action Plan are available on request.

Viewing & Further Information

By contacting the Selling/Letting Agents;

Sarah Hagen
Knight Frank
0141 566 6987
sarah.hagen@knightfrank.com

Colin Dalkin
Dalkin & Co
0141 222 5790
colin@dalkinandco.com



Important Notice

5. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
6. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
7. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
8. **VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934.