

To Let

Unit 28 Flemington Industrial Park, Motherwell, ML1 2NT



0141 300 8000
avisonyoung.co.uk/

Highlights



28,364 sq ft



Internal Cranage



£81,000 pa



Good Access

Location

Flemington Industrial Park lies to the south east of Motherwell town centre on the southern edge of the major Ravenscraig development. The industrial park is located within a short distance of the M8 and M74 motorways and is 16 miles from Glasgow and 40 miles from Edinburgh. Additionally, a regular rail service to Glasgow Central Station operates from Sheildmuir Station which is close by.

Description

Flemington Industrial Park is a self-contained site and comprises a range of industrial unit and storage yards of various sizes.

Unit 28 comprises of traditional brick and steel construction, with gantry cranes and internal office and staff welfare facilities. The park benefits from 3 phase electricity and a 24 hour CCTV system.

Tenure

Leasehold.

Rental

£81,000 per annum.

Business rates

We understand that the property is assessed as follows:

Rateable value: £52,500

UBR (2021/22): £0.503

Rates Payable: £26,408

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service charge & insurance

The current service charge and insurance budget is approximately £18,200 per annum.

EPC

An Energy Performance Certificate can be made available on request.

**AVISON
YOUNG**

For further information please contact Joint Agents:

Avison Young
Pete Harding
+44 (0)141 305 6314
+44 (0)7920 812 029
Pete.Harding@avisonyoung.com

Rosslyn Property
Stephen St. Clair
+44 (0)1355 696 021
+44 (0)7795 426 771
stephen.stclair@rosslynproperty.com



September 2021

File number: TBC

Visit us online
avisonyoung.co.uk

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.