



TO LET

SELF-CONTAINED OFFICES

40 BELHAVEN ROAD, WISHAW, ML2 7NX

LOCATION:

Part of a larger, prominent building on Belhaven Road within an area of predominantly industrial and commercial properties to the south of Wishaw town centre. The local Tesco Extra supermarket is opposite and the neighbouring occupiers are a variety of independent workshops and businesses. Ready access is available throughout Wishaw via the local road network whilst the nearby A721 offers connections to all of the surrounding major towns including Motherwell and Hamilton and also provides a link to the M74 for Glasgow, the south and the national motorway system (M73, M8 etc.)

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Ground floor self-contained offices.

Accommodation has recently been refurbished including new carpet, full redecoration and installation of office furniture.

Comprises 3 x separate rooms formed using stud partitions, easily changeable to suit a prospective tenants requirements.

WC facilities provided.

Gas central heating provided.

AREA:

488 sq ft / 45.31 sq m

RATEABLE VALUE:

RV £1,750.

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

ENERGY RATING:

Awaiting EPC.



ASKING PRICE:

The subjects are available by way of a new FRI lease for a minimum term of 5 years at a rent of **£6,500 per annum.**

No VAT is payable on the rent.

VIEWING:

STRICTLY by appointment via the joint letting agents;

Agency Department

01698 891 400

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