

TO LET
20,092 SQ FT (1,867 SQ M)

HIGHLY PROMINENT INDUSTRIAL UNIT

BLOCK 10, UNIT 5
HOWDEN AVENUE
NEWHOUSE INDUSTRIAL
ESTATE MOTHERWELL
ML1 5RX

- Prime location overlooking the M8
- Newly refurbished
- Adjacent to Eurocentral – Scotland's premier distribution location

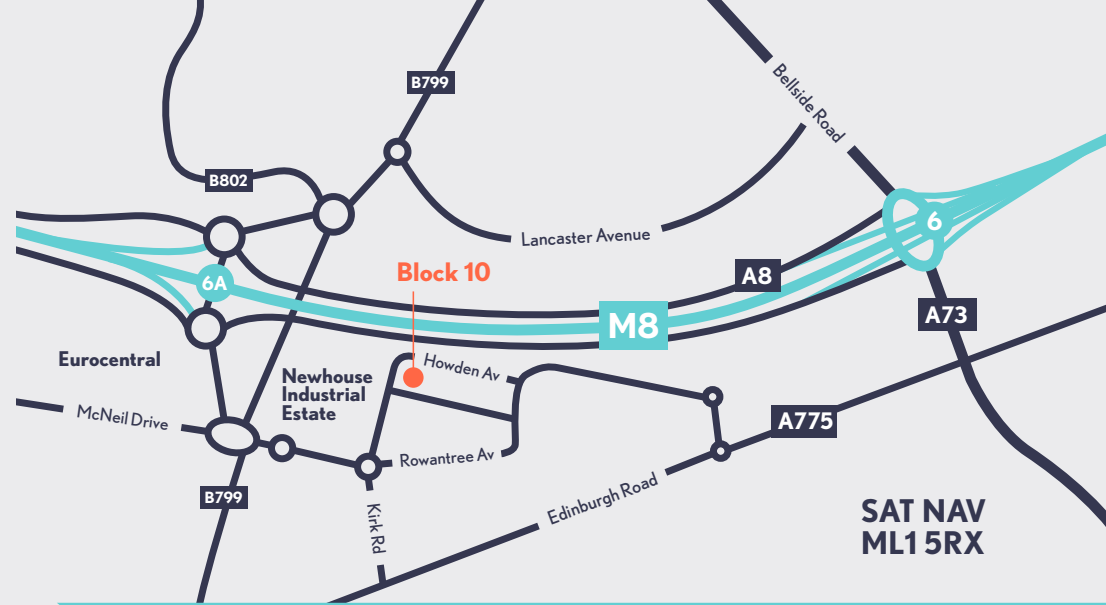


NEWHOUSE INDUSTRIAL ESTATE

Prime location adjacent to Junction 6 of the M8 and only 4 miles from J5 (Raith) of the M74. Newhouse lies 14 miles east of Glasgow and 32 miles west of Edinburgh. The property is located on Howden Avenue within Newhouse Industrial Estate overlooking the M8.

Other estate occupiers include **Resideo / Honeywell, Rokbak / Volvo, UPS, WH Malcolm, Ryder, Halfords, Apleona, Swagelok, XPO, Co-op and Brakes.**

PREMIER LOCATION



Immediate access to M8 via J6



NEWLY REFURBISHED

Semi-detached industrial unit of steel frame construction under a concrete cement roof.

- Minimum height of 3.65m to underside of truss
- Newly refurbished
- Comprises warehouse, reception, offices, kitchen and WCs
- Loading door to rear with ramp access to warehouse
- Potential for any tenant to create additional ground level loading door and yard to rear.

ACCOMMODATION

UNIT	SQ FT	SQM
Warehouse	17,121	1,591
Offices (incl. warehouse office/kitchen/WCs)	2,971	276
TOTAL GIA (APPROX)	20,092	1,867



Indicative image showing potential additional loading door and yard



NEWHOUSE INDUSTRIAL ESTATE MOTHERWELL ML1 5RX



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RATEABLE VALUE

We understand that the property is entered into the Valuation Roll as one entry as follows:

NAV/RV £64,500

All rating enquiries should be made directly to Lanarkshire Assessors Department on 01698 476 078

LEASE TERMS

The unit is available on a new full repairing and insuring lease for a duration to be agreed.

RENT

On application.

ENERGY PERFORMANCE RATING

EPC Rating: C

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. In the normal manner, the Tenant will be responsible for any Land & Buildings Transaction Tax (LBTT) and registration fees.

VAT

All prices, premiums, rents, etc. are quoted exclusive of VAT.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



0141 226 1000

colliers.com/uk/industrial

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Important Notice: Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. August 2023.