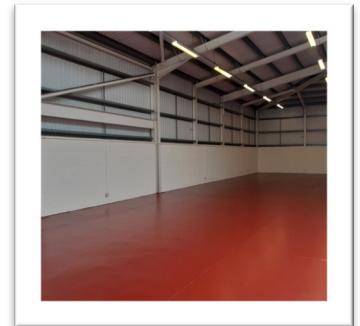
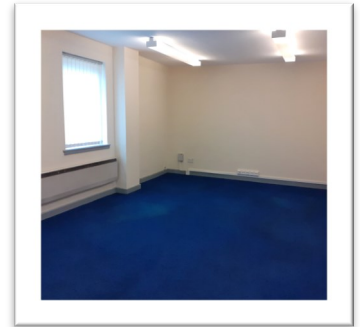


TO LET



9 TEAL COURT STRATHCLYDE BUSINESS PARK, BELLSHILL ML4 3NH

Industrial unit located on well established business park.
Property extends to 441m² (4,745 sq.ft.) or thereby.
New FRI lease available.
Rent is £ 34,400.00 per annum exclusive of VAT.

LOCATION

Strathclyde Business Park is located off the A725 Bellshill by-pass and offers convenient access onto Scotland's motorway network. The M8 (Glasgow/Edinburgh), M73 (Stirling/North) and M74 (South) are all within five minutes' drive.

DESCRIPTION

Located within a courtyard development of similar modern industrial units, the subjects comprise an open store or manufacturing area with double glazed skylight panels providing natural daylight and benefitting from a sectional up and over door, complete with ancillary office and staff accommodation. There are four dedicated car parking spaces.

SIZE

In accordance with the RICS Property Measurement Professional Statement (1st edition), we calculate the following approximate gross internal area:

441m² (4745 sq ft)

RENTAL

£34,400.00 per annum exclusive of VAT. VAT is charged at the current rate

Interested parties should contact us for a Property Application Pack. North Lanarkshire Properties does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

SERVICE CHARGE

The tenant will be responsible for a proportion of the service charge levied by Strathclyde Business Park Management company in respect of security, landscaping, common works etc. The budgeted amount for the current year is £5,200.00

Includes – street lighting charges, park water charges, repairs and maintenance of the common yard, landscaping, snow clearance and gritting, 24 hour security patrol and management charges etc.

Excludes – Non-domestic rates and water charges relating to the subjects are billed separately.

RATES

The Rateable Value of the property is £26,500.00 with effect from 1 April 2017. The tenant will be responsible for the payment of non-domestic rates.

Rateable values enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476000.

INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

EPC RATING

The Building Energy Performance Rating is D.

STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

INFORMATION AND VIEWING

If further information or viewing is required please contact

North Lanarkshire Properties

Suite G3 Dalziel Building
7 Scott Street
Motherwell
ML1 1PN

Telephone: 01236 632800

Email: enquiry@northlanarkshireproperties.co.uk



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These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of North Lanarkshire Properties LLP has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 North Lanarkshire Properties LLP is bound by the terms of this Act. This means that the North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.