

TO LET



6 BROWN STREET COATBRIDGE ML5 4AS

Industrial unit including substantial yard space and outbuilding

Property extends to Buildings of 702 m² (7553 sq.ft.) and 58 m² (629 sq ft)

Plus yard space extending 0.44 ha (4,400m²) (47361 sq ft) or thereby.

New FRI lease available.

Rental offers in excess of £55,000 per annum exclusive of VAT are invited

ATTRACTIVE INCENTIVES AVAILABLE **PLEASE NOTE THIS PROPERTY IS AVAILABLE TO LET ONLY**

LOCATION

6 Brown Street is ideally located within minutes of all arterial transport links including the M8 east and west, M74 north and south and routes to Ayrshire and beyond. The site has secure fencing and exclusive gated access with entry via Brown Street.

DESCRIPTION

Situated in a prominent position within an industrial area which includes neighbouring engineering and manufacturing companies, the property is within a fenced site and includes a brick build warehouse and office building, outbuilding and yard. The properties and yard require a considerable degree of upgrading for which substantial incentives are available subject to agreement.

The main building can be accessed via both roller door and pedestrian door. The current configuration includes warehouse or manufacturing space plus separate office space. In addition there is a small outbuilding and substantial yard space extending to 4,400ft². There is a water and electricity supply with gas also available.

A site inspection and independent report is recommended to establish current condition and level of required works.

SIZE

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

Main Building 702 m² (7553 sq ft)
Outbuilding 58m² (629sq ft)
Yard Space 4400m² (47361 sq ft)

RENTAL

Offers in excess of £55,000 per annum exclusive of VAT are invited.

Interested parties should contact us for further information and to arrange an on site visit. North Lanarkshire Properties does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

SERVICE CHARGE

There is currently no service charge for this property, this Excludes non-domestic rates and water charges relating to the subjects are billed separately.

RATES

The Rateable Value of the property is £20,000 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.or details available at www.saa.gov.uk

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— E

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 or any planned upgrades.

INFORMATION AND VIEWING

If further information or viewing is required please contact
North Lanarkshire Properties
Suite G.3 Dalziel Building
7 Scott Street
Motherwell
ML1 1PN

Telephone: 01236 632800 Email:
enquiry@northlanarkshireproperties.co.uk



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 approval for your use of the property.

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.