



TO LET









- > **5,040 SQ FT**
- > **INDUSTRIAL / TRADE COUNTER UNIT**
- > **WISHAW LOCATION**

Location

Wishaw is located within North Lanarkshire, 17 miles south east of Glasgow, 33 miles west of Edinburgh, 7 miles east of Hamilton and 5 miles south east of Motherwell. The town is strategically positioned between the M74 motorway and the A73, providing excellent access to the M73 and M8 motorways linking into the Central Belt of Scotland. The estate is a five minute drive south west of Wishaw town centre. In recent years, Excelsior Park has grown into a well established location represented by a number of high profile and national occupiers including Siemens, Royal Mail, Wurth, NHS and Howden.

Description

The property comprises a modern, high quality industrial/manufacturing building extending to 5,040 SQ FT. The salient features are as follows:

-  7.0m eaves height rising to 8.8m at apex
-  Steel portal frame construction with profile metal insulated clad elevations & roof
-  1x Ground Level Vehicular Doors
-  3 Phase Power
-  Ability to Provide Offices
-  Parking & Loading Areas
-  EPC: C
-  DDA Compliant WC

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Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the Gross Internal Area extends to:

SQ M	SQ FT
468.4	5,040



Rateable Value

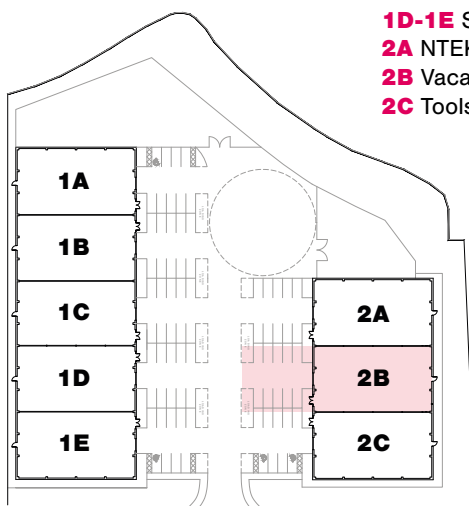
The subjects have a rateable value of £23,500. As such, an ingoing occupier would have an annual rates bill in the region of; £11,931 per annum.

Tenure

The property is available to lease on Full Repairing and Insuring terms for a duration to be agreed.

Rent

On application.



- 1A-1C** My Life Bathrooms
- 1D-1E** SPS Envirowall
- 2A** NTEK Litho Ltd
- 2B** Vacant
- 2C** Toolstation

Viewing & Further Information

By contacting the agents:



Angus Thomson MRICS

E angus.thomson@ftlinden.com
M 0791 778 1648

Iain Davidson MRICS

E iain.davidson@colliers.com
M 0779 501 0118

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection employment of The Agents has any authority to make or give any representation or warranty whatever in relation to this property. **January 2023**

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