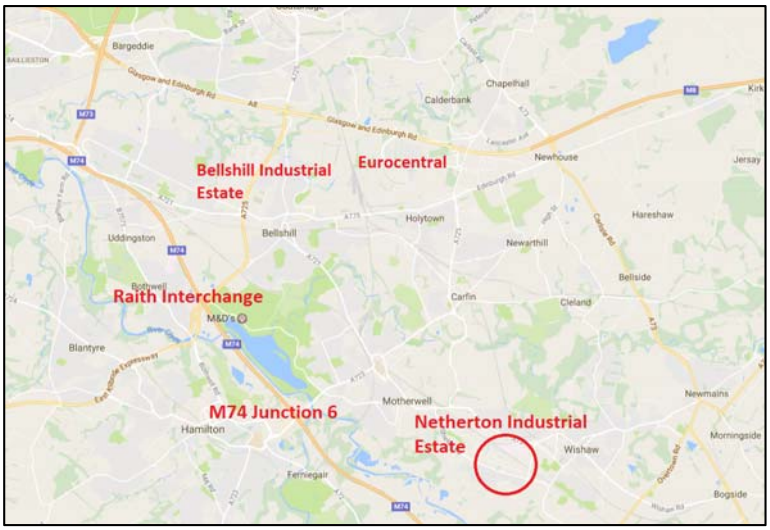
Preliminary Details

TO LET

26 Netherhall Road
Netherton Industrial Estate
Wishaw, ML 2 OJG

- Detached industrial/ distribution warehouse with 2 storey office block extending to a total of approximately 60,716 sq ft (5,640.67 sq m)
- Extensive secure yard and car parking area with total site extending to approximately 4.73 acres
- Located within a well-established industrial location with neighbouring occupiers including Royal Mail, Siemens Plc, Howdens, Toolstation and Screwfix



Location

The subjects are located within the Netherton Industrial Estate in the town of Wishaw which is located in South Lanarkshire approximately 18 miles to the south east of Glasgow. Wishaw is accessed via Junction 6 of the M74 motorway with the estate approximately a 10 minute drive from this junction.

Netherton Industrial Estate is one of the more established and well known industrial estates within the Motherwell and Wishaw area, comprising a mixture of larger distribution units and trade counter operators.

The estate is well located to provide convenient motorway links into the north of England and across Scotland's central belt.

Description

The premises comprise a steel portal frame warehouse with profile steel cladding and a pitched roof incorporating roof lights. There is a two storey office pavilion of block and brickwork construction on the western elevation. The wider site is broadly regular in shape, with the surface comprising a combination of concrete, tarmac and landscaped areas.

The warehouse comprises twin bay unit, the front section of which adjoins the offices and provides a minimum eaves height of 5.14m rising to 8.84m. The rear section of the warehouse provides a clear height of 6.46m, rising to 9.75m at the apexs. The warehouse is accessed via two ground level roller shutter doors with a height of 4.64m.

Internally the warehouse is finished with a concrete screed floor, lighting is provided by sodium pendent fixtures and heating via gas fired hot air blowers.

The main office block provides a central reception area with a stairwell providing access to the first floor. The offices comprise a combination of cellular and open plan accommodation, with staff welfare facilities including WC's and tea prep areas. The offices are typically finished with carpet tile flooring, suspended grid ceiling tiles and a wet, gas fired cental heating system.

Accommodation

The floor areas have been calculated on gross internal basis in accordance with the RICS Code of Measuring Practice (6th Edition) to be approximately as follows:

Warehouse:	4,544.94 m²	48,921 ft²
Warehouse office:	211.41 m²	2,276 ft²
Main office:	884.32 m²	9,519 ft²
TOTAL:	5,640.67 m²	60,716 ft²
Site area:	1.91 ha	(4.73 acres)

Rateable Value

NAV/ RV £168,000, effective 1st April 2017.

EPC

Available upon request.

Terms

Our client is offering an assignation or sublease of their leasehold interest which expires on the 30th May 2027 with a break option at 31st May 2022. The current rent passing is £240,000 per annum, with a fixed uplift to £280,000 per annum effective from 31st May 2017. A sublease of part may be considered.

VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

Legal Fees

Each party to bear their own legal fees in respect of any transaction. The ingoing tenant shall be responsible for all costs associated Land and Buildings Transaction Tax and VAT thereon.

Viewings

For further information or to arrange a viewing please contact joint agents:

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