

- NEWLY REFURBISHED -

# JANESMITH STREET

ETNA INDUSTRIAL ESTATE, WISHAW ML2 7XQ



**TO LET**

INDUSTRIAL UNITS EXTENDING TO **8690 SQ FT** | HARD CORE SURFACED YARD  
SELF-CONTAINED **1.3 ACRE SITE** | ESTABLISHED INDUSTRIAL ESTATE LOCATION

GRAHAM + SIBBALD

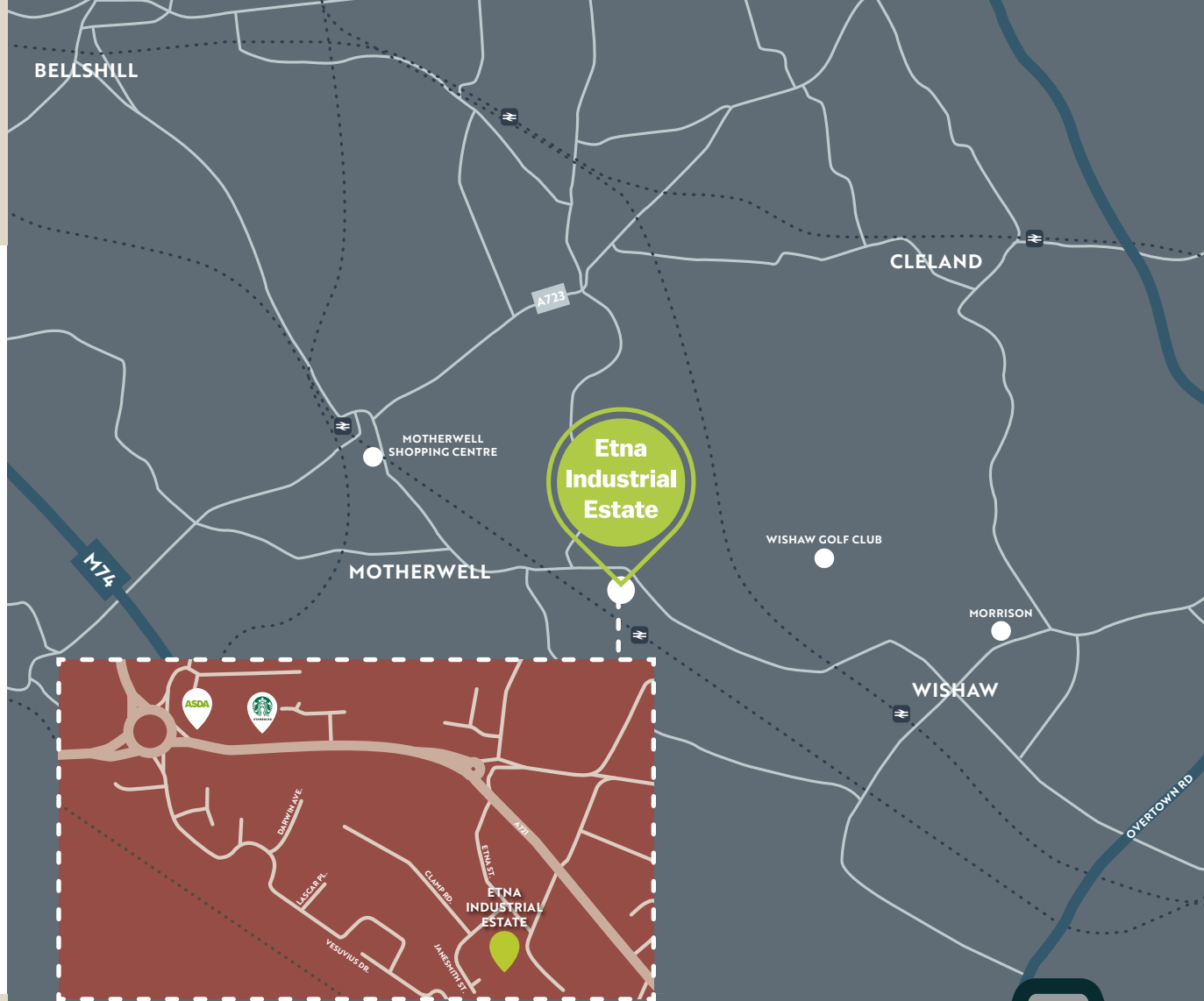
# LOCATION

**THE SUBJECTS ARE LOCATED ON JANESMITH STREET WITHIN THE ESTABLISHED ETNA INDUSTRIAL ESTATE, WISHAW.**

Etna is situated in one of the most accessible parts of Scotland, with over two thirds of Scotland's population within 90 minutes drive time.

Located in North Lanarkshire, at the heart of Scotland's Central Belt, Etna borders the towns of Motherwell and Wishaw, which combined have population of over 60,000.

**ETNA INDUSTRIAL ESTATE IS LOCATED ONLY 7 MIN WALK AWAY FROM SHIELDMUIR TRAIN STATION WITH FREQUENT CONNECTIONS TO GLASGOW CENTRAL AND LANARK.**



The M74 lies 3 miles to the West and the M8 3.5 miles to the North. The location will be further enhanced through a City Deal transport infrastructure improvement programme with a new road to connect the nearby Ravenscraig Redevelopment to the M8 & M74.

\* all travel times are approximate and are credited to Google 2023

## DRIVE TIMES

GLASGOW	25 min
LIVINGSTON	35 min
STIRLING	40 min
EDINBURGH	41 min



# DESCRIPTION

THE SUBJECTS HAVE RECENTLY BEEN EXTENSIVELY REFURBISHED BY THE LANDLORD AND UPGRADED TO AN AS NEW STANDARD.



## UNIT 1

The first unit comprises a standalone workshop of steel portal frame construction, under an inclined roof, off a concrete floor. The walls are of blockwork construction to a maximum height of 10ft. (3M) with a profile metal sheeting above.

## UNIT 2

The second high-bay standalone unit is also of steel portal frame construction under a pitched roof, off a concrete floor. Access is provided via a roller shutter access door. The site extends to 1.3 acres and is hardcore surfaced. Palisade perimeter metal fencing is installed around the site boundary with access to the site provided via a double width access gate.



# ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate gross internal area:

	SQ M	SQ FT	MIN EAVES	MAX EAVES
LOW BAY WAREHOUSE	582.41	6,269	3M	4.49M
OFFICE	61.22	659		
HIGH BAY WAREHOUSE	224.91	2421	5M	6.8M APEX
<b>TOTAL</b>	<b>807.33</b>	<b>8690</b>		

## LEASE TERMS

The premises are offered on Full Repairing and Insuring terms.

## RENT

On application.

## RATES

The subjects are entered in the Valuation Roll with a Rateable Value of £22,750. The poundage rates for 2023/2024 is £0.498 in the pound.

# FURTHER INFORMATION

FOR VIEWINGS AND FURTHER INFORMATION  
CONTACT OUR AGENTS:



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