



# 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, Würth, NHS and Howden.

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## 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

## 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
<b>468.4</b>	<b>5,040</b>



## Rateable Value

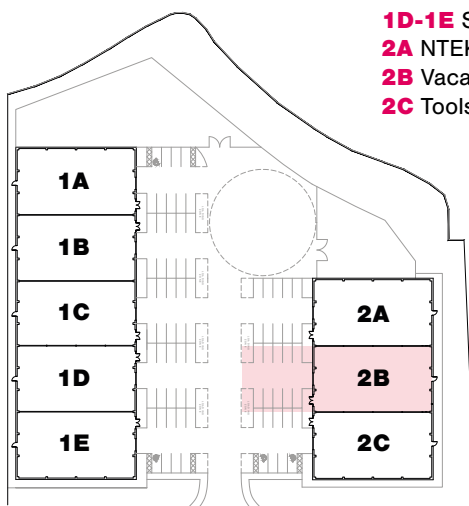
The subjects have a rateable value of £23,500. As such, an ingoing occupier would have an annual rates bill in the region of; £11,931 per annum.

## 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:



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