

FOR SALE

INDUSTRIAL

14 MEADOW ROAD
MOTHERWELL • ML1 1QB

DM HALL
CHARTERED SURVEYORS

VIDEO AVAILABLE

Commercial Department
Unit 3 Cadzow Park, 82 Muir Street, Hamilton ML3 6BJ
01698 284 939



HIGHLIGHTS

- Well-presented industrial property.
- Located within established Industrial Estate.
- Gross Internal Area of 1, 220.92. sqm (13,140 sq.ft)
- Offers Over £650,000.

LOCATION

Meadow Road is located within the busy Orbiston Street Industrial Area, approximately 15 miles southeast of Glasgow City Centre. Access to the property is via Meadow Road. Orbiston Street and A721, which provides links to Junction 5 of M74 motorway via the A723.

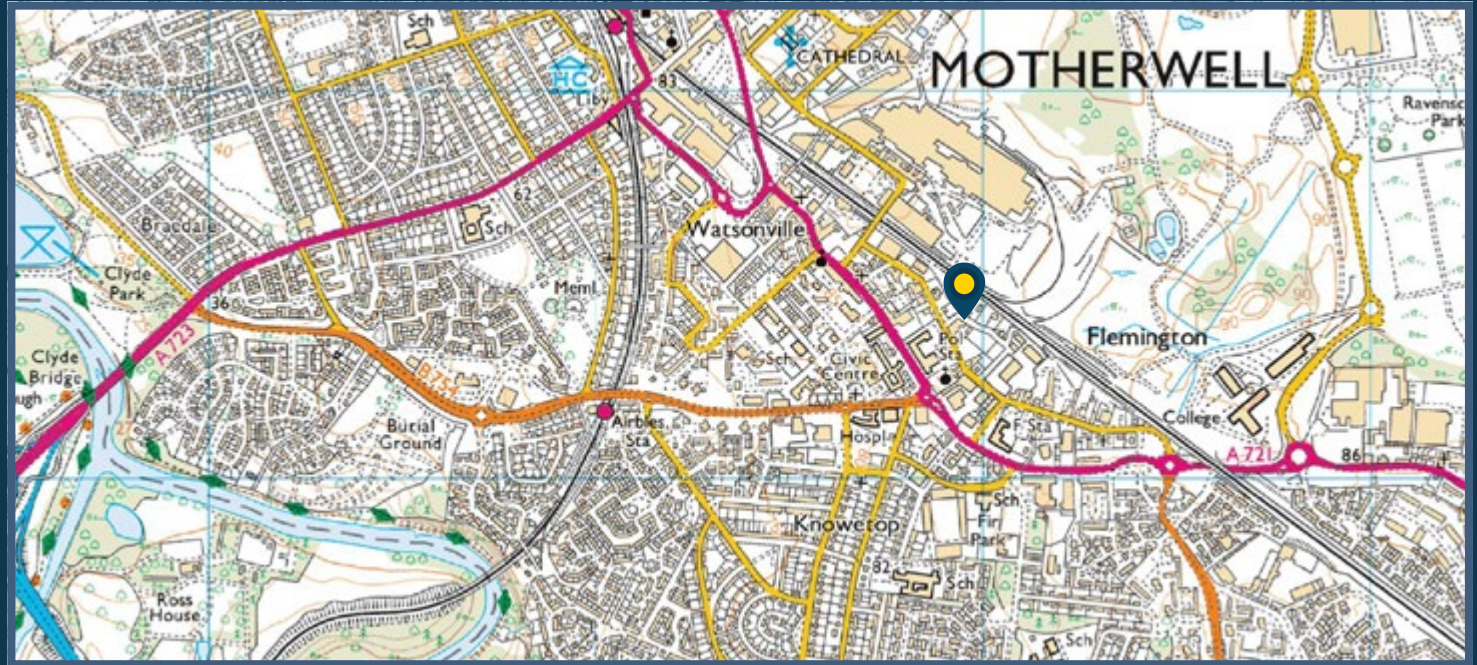
Surrounding occupiers include Kaizen Manufacturing, J M Windows & Doors, Toolfinder Ltd and various local industrial occupiers.

DESCRIPTION

The subject comprises a detached industrial/warehouse building of steel frame construction with solid split level concrete floor.

The warehouse, previously has been split internally to provide an open plan production area, two storage spaces, refrigeration room, additional mezzanine storage with vehicular provided via a two electronically operated roller shutter doors, each with a height of 4.07 metres and a width of 3 metres accessed from the shared yard/carpark.

The integrated ancillary office accommodation, contained over two levels is laid out to provide reception area, various private offices and meeting rooms and toilet/tea prep facilities and staff changing areas.



ACCOMODATION

From measurements taken in site we calculate that the following areas are afforded on a gross internal basis:

Ground Floor	857.73 sqm	(9,233 sq.ft)
First Floor	210 sqm	(2,260 sq.ft)
Mezzanine	153.19 sqm	(1,647 sq.ft)
Total	1,220.92 sqm	(13,140 sq.ft)

The property occupies a site area of approximately 0.399 acres.

SALE

Offers Over £650,000 are invited for the Freehold interest

RATEABLE VALUE

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £50,000

Please note that a new occupier has the right to appeal the current assessment

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request.

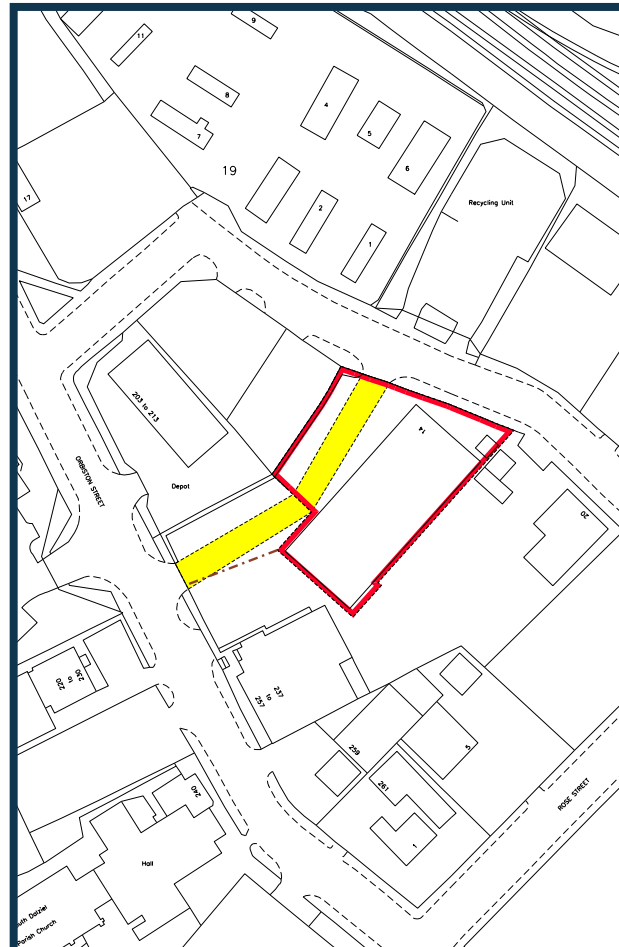
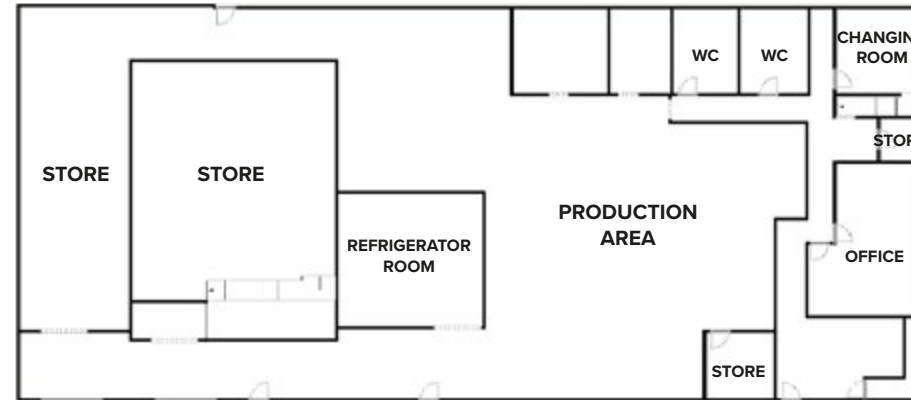
ENTRY

Entry is available upon completion of legal formalities.

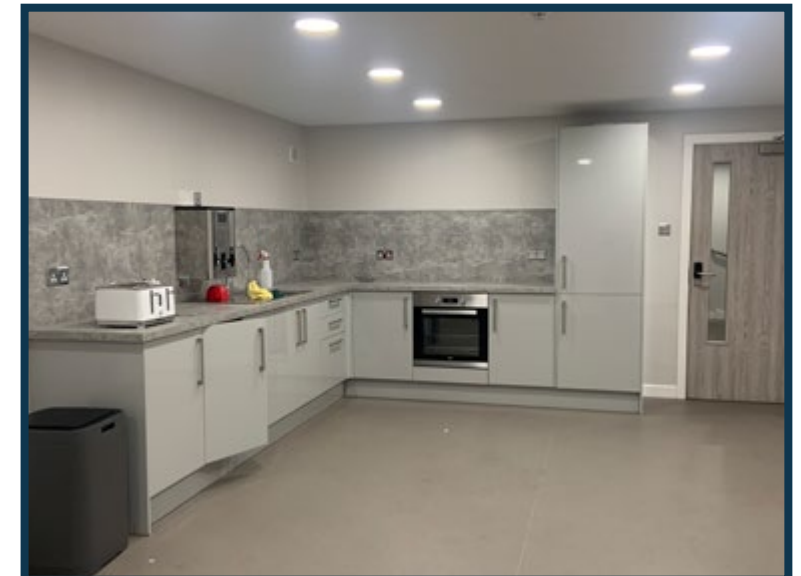
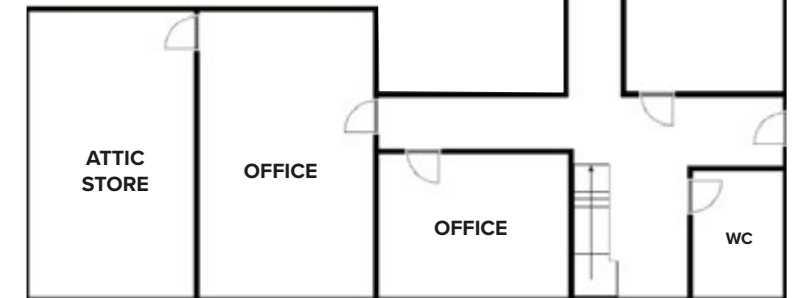
LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

GROUND FLOOR



FIRST FLOOR





VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jacqueline Towie

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