



For Lease

**26 Netherhall Road, Netherton Industrial Estate,
Wishaw, South Lanarkshire ML2 0JG**

- Detached industrial/ distribution warehouse with 2 storey office block extending to 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.
- Within a well-established industrial location with neighbouring occupiers including Royal Mail, Siemens Plc, Howdens, Toolstation and Screwfix.





Location

The subjects are located within 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 off 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 units, 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 apex. 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 central heating system.

Accommodation

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

Warehouse: 48,921 sq.ft. (4,544.94 sq.m.)

Warehouse

Office: 2,276 sq.ft. (211.41 sq.m.)

Main Office: 9,519 sq.ft. (884.32 sq.m.)

TOTAL: 60,716 sq.ft. (5,640.67 sq.m.)

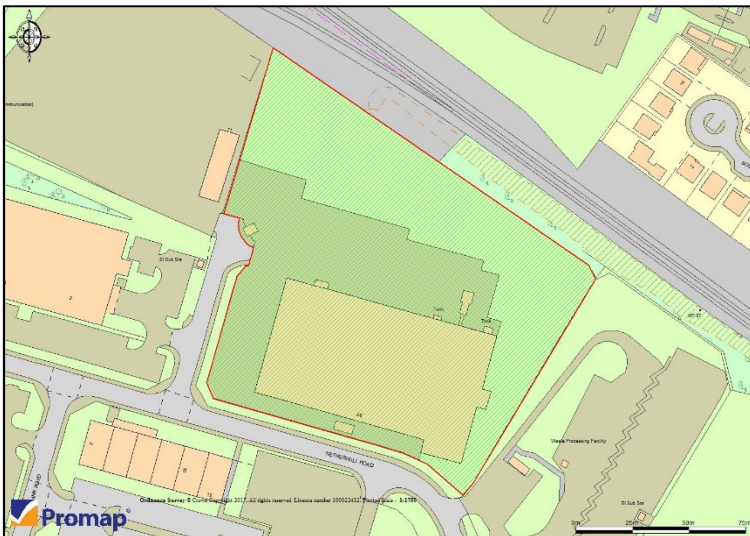
Site area: 1.91 ha (4.73 acres)

Rateable Value

NAV/ RV £168,000

EPC

F-86



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

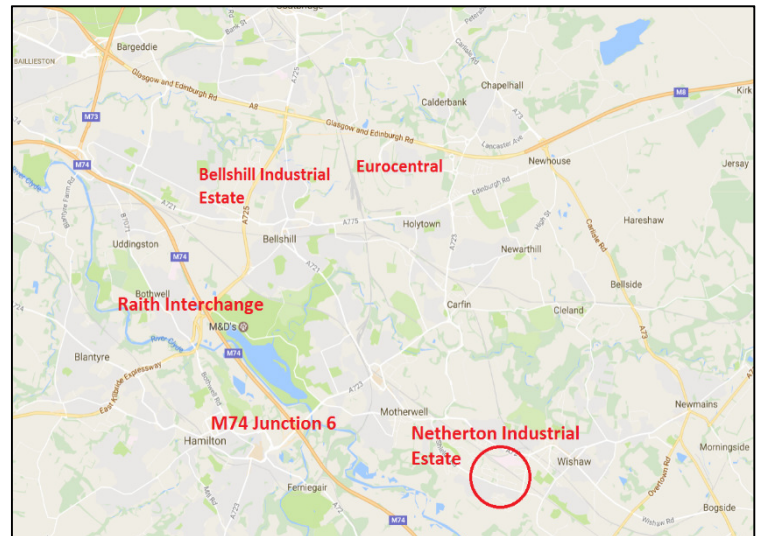
Unless otherwise stated, all figures are quoted exclusive of VAT.

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:



DISCLAIMER

These particulars do not form part of any contract, the letting agents, nor any of their Partners, Directors, Employees or Agents are authorised to give or make any warranty or representation on behalf of any party. Whilst the information in particular is now given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters in which they intend to rely. All negotiations are subjects to contract.



Andrew McCracken

0141 567 6635

andrew.d.mccracken@eu.jll.com



Jonathan Swain

0151 225 0118

jonswain@masonpartners.com