

To Let

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

32,502 sq ft (3,019.53 sq m)

- Extensive yard and car parking
- Established industrial location



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 rear warehouse, as shown outlined in the plan, is of steel portal frame construction with profile steel cladding and a pitched roof incorporating roof lights.

In addition there is a small ancillary lean to incorporating offices

There is ample shared yard space accessed from the main entrance of the complex.

The warehouse provides a minimum eaves height of 5.16m rising to 6.46m in the higher bay section with a maximum apex height of 9.75m. There is one ground level roller shutter door 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.

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: 30,226 sq.ft. (2,808.1 sq.m.)

Ancillary lean to: 2,076 sq.ft. (192.9 sq.m.)

TOTAL: 32,502 sq.ft. (3019.5 sq.m.)

Rateable Value

To be assessed

EPC

Available on request

Terms

The accommodation is available by way of a sublease on terms to be negotiated. Further details are available on application

EPC

Available upon request.

Rent

Available on application



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