



TO LET

**SELF-CONTAINED
INDUSTRIAL PREMISES**

**26 NETHERHALL RD
NETHERTON INDUSTRIAL ESTATE
WISHAW
ML2 0JG**

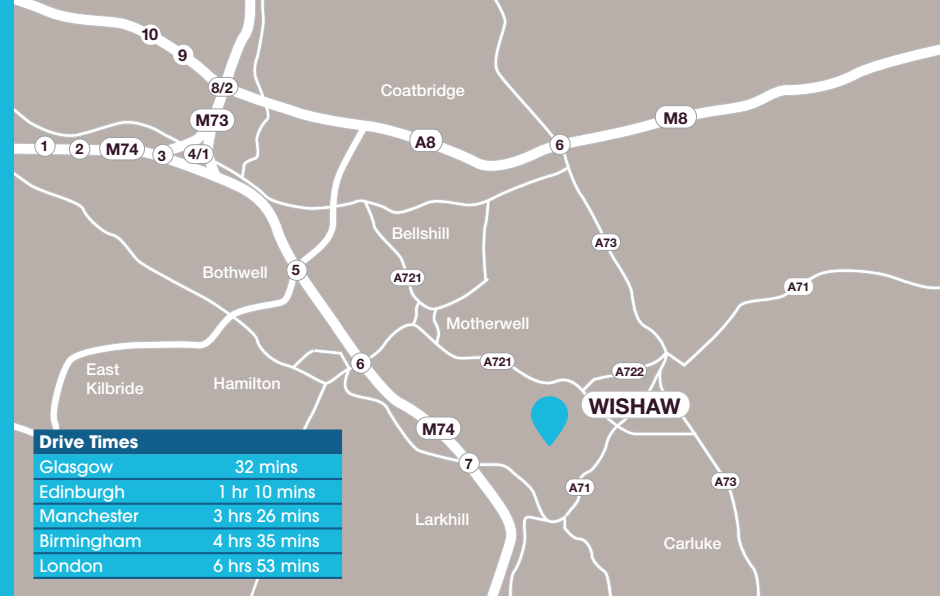
**60,715 SQFT APPROX.
PLUS EXTENSIVE YARD**

- TOTAL SITE AREA 4.73 ACRES
- SECURE SITE AND GATEHOUSE
- 2.4M PERIMETER PALISADE FENCE
- EXTENSIVE CAR PARKING
- 2 GROUND LEVEL LOADING DOORS
- EAVES HEIGHT 4.6M - 6.5M
- OFFICES ARRANGED OVER TWO FLOORS
- SITE COVERAGE OF 30%

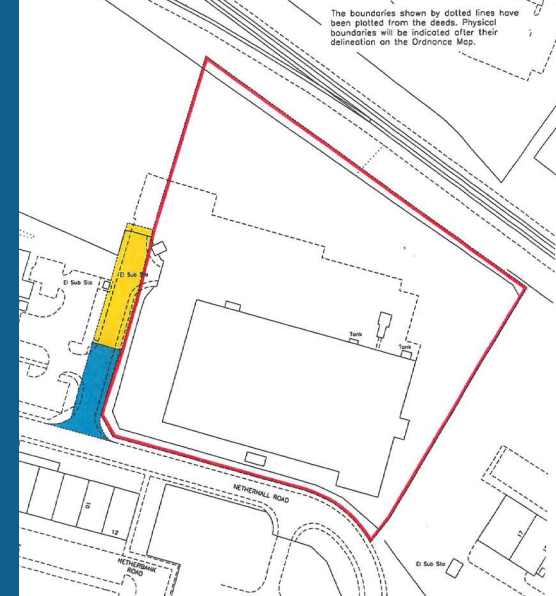




26 NETHERHALL RD



Drive Times	
Glasgow	32 mins
Edinburgh	1 hr 10 mins
Manchester	3 hrs 26 mins
Birmingham	4 hrs 35 mins
London	6 hrs 53 mins



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. Wishaw has a population of around 20,000 people with the wider North Lanarkshire catchment having a population of 327,000 people.

The property is situated within the established Excelsior Park which is accessed via the A721 (Glasgow Road) linking into the B754 Netherton Road. The estate is a five minute drive south west of Wishaw town centre. The property is bounded by Netherhall Road to the south. Excelsior Park is a popular location represented by a number of high profile and national occupiers including Siemens, Royal Mail, Screwfix, Toolstation, NHS, McGees and Howden.

DESCRIPTION

The subjects comprise a standalone purpose built industrial warehouse on a secure, self-contained site totalling 4.73 acres.

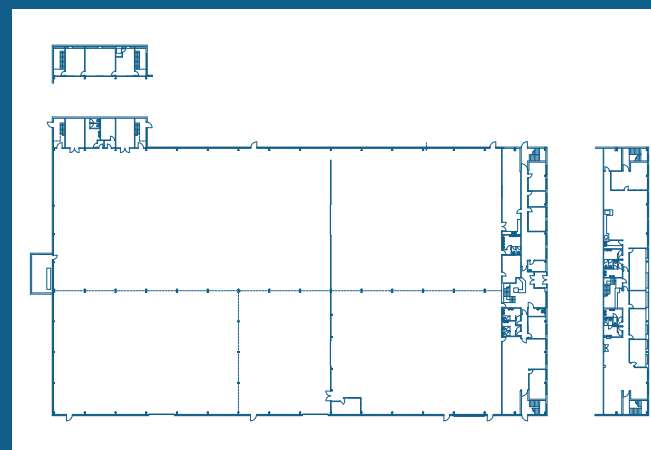
The property offers modern warehouse accommodation with ancillary offices arranged over 2 floors. The building is of steel portal frame construction, double skin pitched roof and concrete floor. The property has a 2m high blockwork dado wall to the perimeter.

FLOOR AREAS

The building has been measured in accordance with the RICS guide lines with approximate areas as follows:

ACCOMMODATION	SQ FT	SQ M
Warehouse	49,060	4,557
2 Story office	9,498	882
Warehouse office	2,157	200
TOTAL	60,715	5,640

FLOOR PLAN



RATEABLE VALUE

The subjects have a current RV of £168,000

TERMS

The building is offered to let on FRI terms with rent on application.

VAT

All prices are quoted exclusive of VAT

EPC

Available on request

VIEWING & FURTHER INFORMATION

Further information available from the sole selling agents Montagu Evans.

Bryce Stewart

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