

## TO LET - INDUSTRIAL

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1 ETNA STREET  
WISHAW, ML2 7XA



### KEY HIGHLIGHTS

- 2,876 sq ft
- Available for immediate occupation
- 5,000 sq ft yard
- Eligible for 100% rates relief under Small Business Bonus Scheme
- Fully refurbished standalone industrial premises
- Situated on secure self-contained site bound by fencing
- Benefits from new insulated panel roof
- New FRI lease available - £30,000 per annum

## SUMMARY

Available Size	2,876 sq ft
Rent	£30,000 per annum
Rates Payable	£4,272 per annum Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme
Rateable Value	£8,900
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Fully refurbished standalone industrial premises available for immediate occupation.

Property has been refurbished to an exceptionally high standard including new insulated panel roof, LED lights and fully redecorated throughout.

Internally provides main open-plan warehouse / workshop space, with new electric shutter, that connects with lower height stores / office area with new tea-prep and WC's off.

Externally benefits generous secure yard space extending to approximately 5,000 sq ft bound by fencing.

## LOCATION

Etna Industrial Estate is conveniently located between Motherwell and Wishaw within the North Lanarkshire Local Authority Region.

Access to the estate is via the A721 that connect with J6 of the M74 approximately

3 miles south and J6 of the M8 approximately 5 miles north.

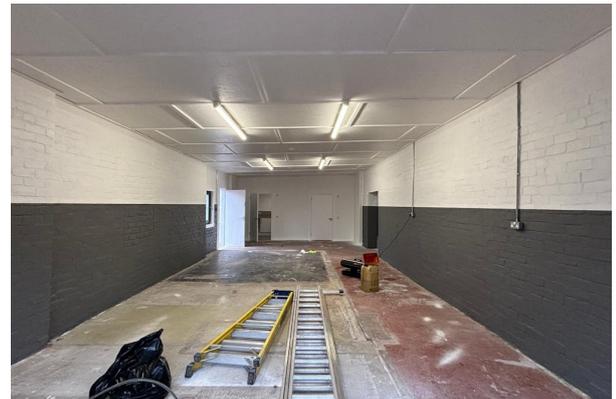
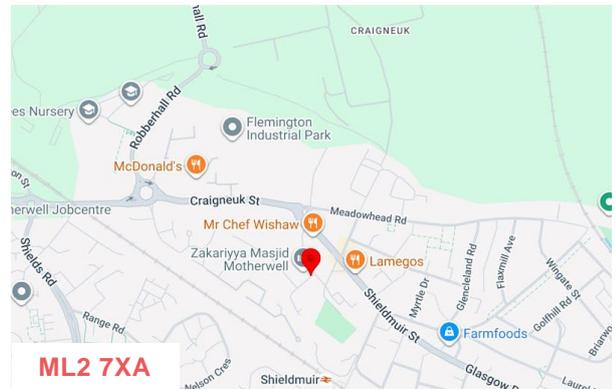
Regular bus services operate on the A721 whilst Shieldmuir Railway Station is a 5 minute walk south.

Neighbouring occupiers include Scot Blinds, Muir Metal Works, MIYO Schoolwear, Japan Glasgow Motors and CBR Scotland.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,876	267.19	Available
<b>Total</b>	<b>2,876</b>	<b>267.19</b>	



## VIEWING & FURTHER INFORMATION

**Gregor Brown**

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

**Kerrie Currie**

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk



G·M·BROWN