

TO LET - INDUSTRIAL

1 CLAMP ROAD

ETNA INDUSTRIAL ESTATE, WISHAW, ML2 7XQ



KEY HIGHLIGHTS

- 4,760 sq ft
- End-terraced industrial premises
- Internally provides open-plan accommodation with offices and ancillary space
- Available on new FRI lease - £30,000 per annum
- Under full refurbishment
- Benefits from secure yard / parking
- Convenient M74 motorway access

SUMMARY

Available Size	4,760 sq ft
Rent	£30,000 per annum
Business Rates	The subjects are in the process of being re-assessed for rates.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

End-terraced industrial premises of steel portal frame construction with a pitched insulated panel roof.

Externally benefits from secure yard / parking accessible via double gates and bound by palisade fencing.

Access is via an electric full height vehicle shutter and internally provides main open-plan warehouse space with 3m rising to 4.45m at the pitch.

Well-presented office space, kitchen tea-prep and WCs are provided to the front with separate customer / staff entrance.

Our client is in the process of refurbishing the property with works to include external re-rendering, redecoration of the cladding, full internal redecoration and refurb of offices, LED lights throughout.

Mains supplies to gas, water and electricity are provided.

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 west.

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

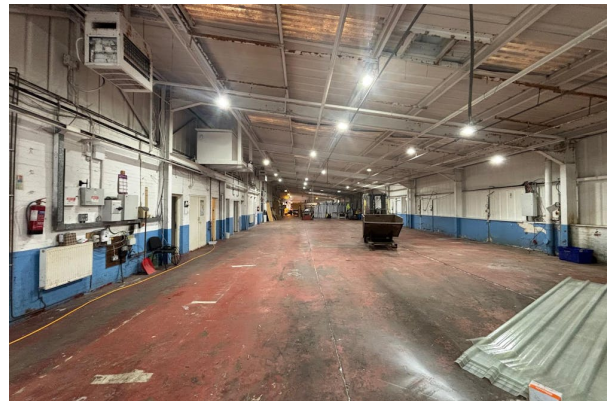
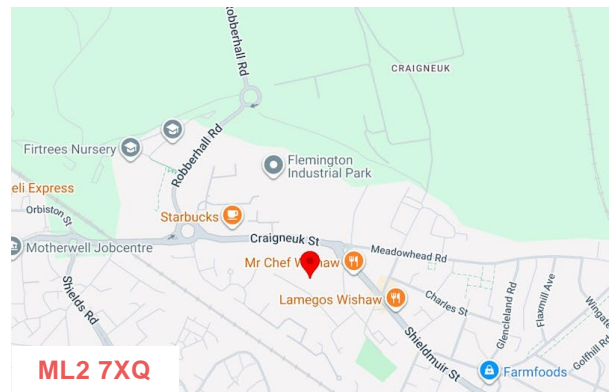
Regular bus services operate on the A721 whilst Shieldmuir Railway Station is a 5 minute walk south.

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 - Warehouse	4,026	374.03	Available
Ground - Offices / Ancillary	734	68.19	Available
Total	4,760	442.22	



VIEWING & FURTHER INFORMATION

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