

FOR SALE - INDUSTRIAL

9 PICKERING WORKS

Netherton Road, Wishaw, ML2 0EQ

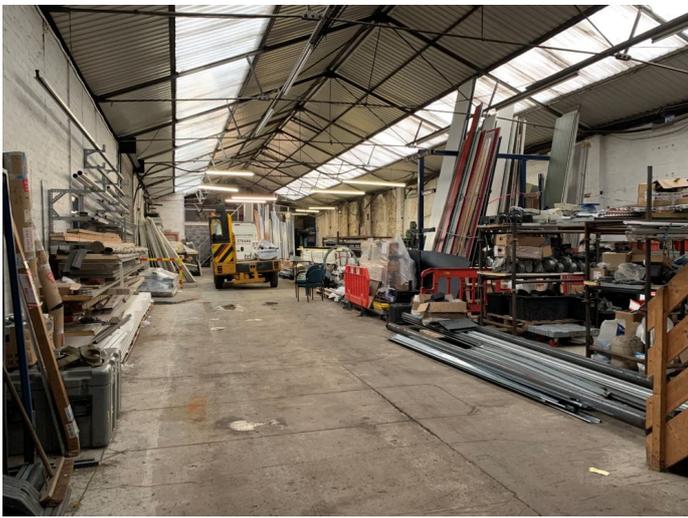


Key Highlights

- Generous Office provision
- Shared external yard
- 6,514 sqft (605.20 sq m)
- Rare opportunity to purchase
- Good roadside prominence
- Popular Industrial Location

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Location

The subjects are located off Netherton Road within the Pickering Works area which is to the south west of Wishaw town centre. The property lies adjacent to Netherton Industrial Estate which is a well-established industrial and business location, accessed via the B754. The surrounding area is predominantly commercial and industrial in nature.

In a wider context, Wishaw is located within North Lanarkshire, approximately 17 miles south east of Glasgow and 33 miles west of Edinburgh. The town benefits from excellent communication links, with access to the M74 motorway via Junction 6 and access to the M8 motorway via the A73.

Description

The property forms a semi-detached industrial warehouse with ancillary office accommodation. Communal parking is provided to the front of the unit where there is a shared external yard area.

The building is a traditional brick built single storey with light steel trussed roof overlaid with profile metal sheeting and translucent roof panels allowing natural daylight. The floor in the main warehouse is of solid concrete construction with painted brickwork walls. There is an electrically operated roller shutter door to the north-west elevation. In addition, there is a secondary manual roller shutter door on the north-east elevation, both measuring 3.5 metres width by 3.7 metres height. The warehouse is lit by fluorescent tube lighting. There are two mezzanine areas.

The office accommodation have been sub-divided to provide cellular offices. The flooring is a floating timber construction laid with carpet, painted plasterboard walls and fluorescent tube lighting. The office accommodation is supported by male/female WC's and a tea prep area.

Contact

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Terms

Heritable interest with vacant possession.

Accommodation

In accordance with the RICS Property Measurement standards, we calculate the following floor areas:

Main Warehouse - 4,423 sqft (410.95 sqm)

Office/Ancillary - 1,759 sqft (163.43 sqm)

Mezzanine - 332 sqft (30.80 sqm)

EPC

A copy of the EPC is available on request.

Rateable Value

The property is currently entered into the valuation role as £14,200 (April 2017).

Legal Costs

Each party will bear its own legal costs in any transaction and the tenant/purchaser will be responsible for any LBTT, registration dues and VAT applicable.

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