

TO LET / FOR SALE
7,266 TO 29,834 SQ FT

INDUSTRIAL UNITS WITH YARD

UNITS 1-4, BLOCK 10
HOWDEN AVENUE
NEWHOUSE INDUSTRIAL ESTATE
MOTHERWELL ML1 5RX

- Prime location overlooking the M8
- Secure yards to rear
- Recently refurbished
- Adjacent to Eurocentral – Scotland's premier distribution location

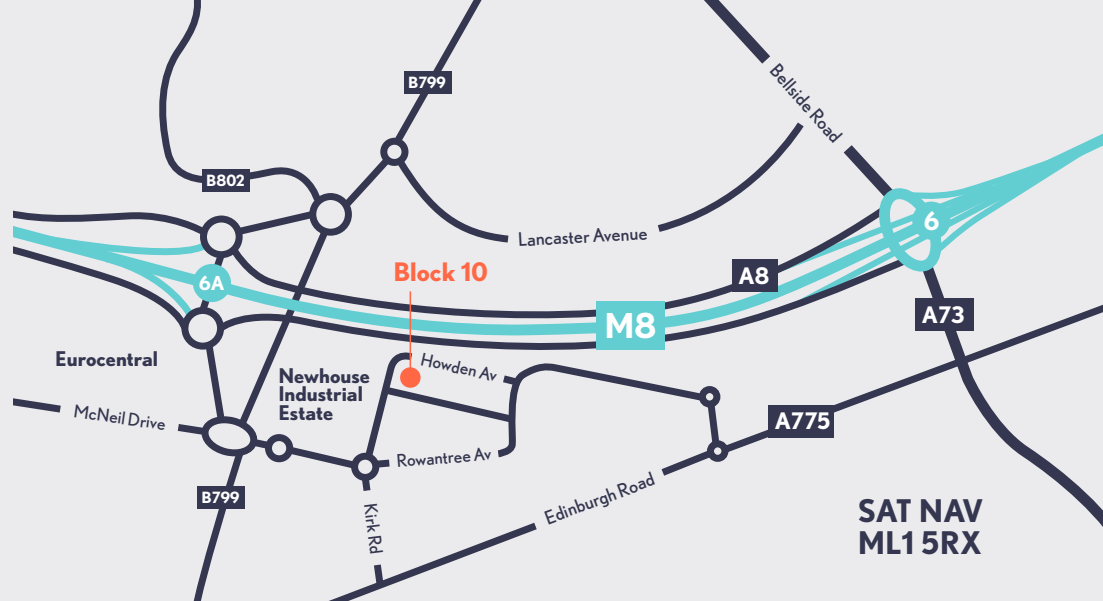


NEWHOUSE INDUSTRIAL ESTATE

Prime location adjacent to Junction 6 of the M8 and only 4 miles from J5 (Raith) of the M74. Newhouse lies 14 miles east of Glasgow and 32 miles west of Edinburgh. The property is located on Howden Avenue within Newhouse Industrial Estate overlooking the M8.

Other estate occupiers include **Honeywell, Volvo/Terex, UPS, WH Malcolm, Ryder, XPO, Co-op** and **Brakes**.

PREMIER LOCATION



Immediate access to M8 via J6



Terrace of 4 newly refurbished industrial units of steel frame construction under a concrete cement roof. New metal profile cladding to front and rear.

RECENTLY REFURBISHED

- Minimum eaves height 3.68m
- Recent internal and external refurbishment
- All units self-contained - could be combined
- Fitted office in Unit 4 (offices can be fitted in other units subject to agreement)
- Secure yard space and vehicle access to rear

ACCOMMODATION

UNIT	SQ FT	SQM	EPC
1	7,485	695	C-32
2	7,597	706	B-24
3	7,486	695	B-26
4	7,266	675	C-34
TOTAL (APPROX)	29,834	2,771	-



NEWHOUSE INDUSTRIAL ESTATE MOTHERWELL ML1 5RX



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RATEABLE VALUE

We understand that the property is entered into the Valuation Roll as one entry as follows:

NAV/RV £78,500

If leased / sold individually, the units will require to be re-assessed for rates purposes.

All rating enquiries should be made directly to Lanarkshire Assessors Department
T: 01698 476 078

TERMS

The units are available on new Full Repairing and Insuring leases or for sale. Terms on application.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. In the normal manner, the incoming tenant will be responsible for any Land & Buildings Transaction Tax (LBTT) and registration fees.

VAT

All prices, premiums, rents, etc. are quoted exclusive of VAT.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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