



MODERN OFFICE/INDUSTRIAL UNIT

- GIA:- 312 SQM (3,358 SQ FT)
- PRIME INDUSTRIAL LOCATION
- EXCELLENT CONNECTIVITY TO M74 AND M8 MOTORWAY NETWORKS
- FANTASTIC OFFICE PROVISION WITH STORAGE SPACE
- RENTAL: UPON APPLICATION

TO LET

1A KATRINE AVENUE, RIGHEAD INDUSTRIAL ESTATE, BELLSHILL, ML4 3LS

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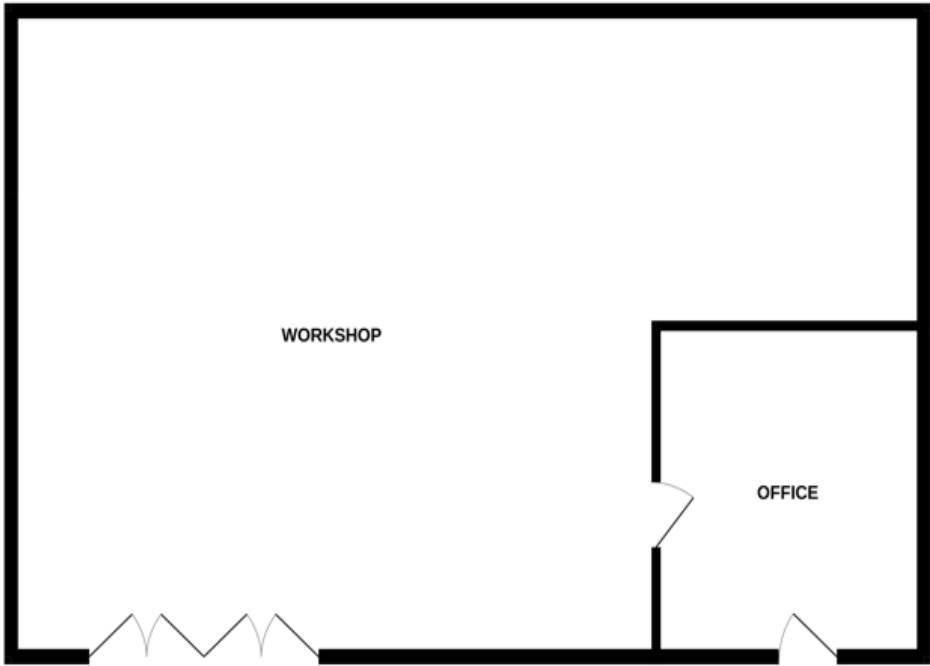
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ACCOMMODATION

ACCOMMODATION	SqM	SqFt
OFFICE	150.71	1,622
INDUSTRIAL/STORAGE	161.29	1,736
TOTAL	312	3,358

From measurements taken on site and in accordance with the RICS code of measuring practice (6th edition), we calculate the subjects extend as follows:



RENT

Upon application.

RATING

The subjects are entered into the current valuation roll at £22,000. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2024/2025 is 49.8p to the pound.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

PLANNING

We understand that the property has Class 4/5/6 Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: AUGUST 2024