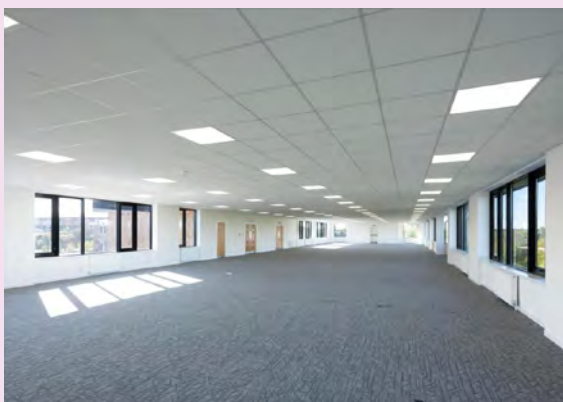


TO LET

CAMPBELL HOUSE

Newhouse Industrial Estate,
Motherwell,
ML1 5SB



LOCATION

Campbell House is situated in Newhouse, Motherwell, North Lanarkshire, located 16 miles east of Glasgow and 31 miles west of Edinburgh.

Newhouse is a key road interchange in Central Scotland linking the M8 motorway with the A8 dual carriageway.

Newhouse Industrial Estate benefits from access to excellent road connections, being situated at the newly constructed junction of the M8 motorway link project, providing access to the rest of the central Scotland road network.

DESCRIPTION/ACCOMMODATION

The 3,000 sq.ft suite provides bright, modern office accommodation that benefits from the following:

- Suspended ceilings with recessed modern LED lighting
- Raised access flooring
- Level entry at street level
- Excellent natural daylight provision
- Communal male and female toilets
- Communal tea prep area
- 15 dedicated parking spaces
- Disabled access
- EPC Rating D+

LEASE TERMS

Rental offers of £24,000 per annum, exclusive of VAT are invited on the basis of a new full repairing and insuring lease of a negotiable term, with a service charge of £2.85 per sq.ft.

VAT

All prices quoted are exclusive of VAT, where applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-



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