

# DM HALL

To Let  
Office



PICKERING  
HOUSE,  
NETHERTON  
ROAD, WISHAW,  
ML2 0EQ

112.57 sq m  
(1,211 sq ft)

# Property Details

- Well-appointed offices with kitchen and toilet facilities.
- Flexible lease terms.
- Qualifies for 100% rates relief, subject to status.
- Offers in excess of £12,000 pa are invited.

## LOCATION

Netherton Road is located to the south of Wishaw Town Centre a short distance from its junction with the B7032 road route which connects with A721 the principal traffic route connecting Wishaw and Motherwell.

The immediate locality is a mix of commercial and industrial properties, with nearby occupier including Fortress Doors and Windows, Sika Limited, Clarke Transport, Enevate Homes and J & W Carpets Ltd, amongst others.

Wishaw is located within North Lanarkshire region and is a town of around 30,000 residents. The town lies around 15 miles east of Glasgow and lies close to the M8, M74 and A71 which provides ready road access onto the national motorway networks. The town has a railway station of regular services to Glasgow and surrounding Lanarkshire towns.

## DESCRIPTION

Pickering House situated south side of Netherton Road and forms part a lager complex which has been subdivided to form a variety of workshop and office units over the two storey building.



# Property Details

Unit 2 comprises a ground floor office accessed through a secure private entrance with electrified roller shutters covering the windows and alarm system.

Internally the property is sub-divided to provide an entrance hallway, a large open plan office, 3 private office rooms, staff kitchen and toilet facilities, as shown on the indicative layout plan.

The office also benefits from generous shared car park to the rear.

## ACCOMMODATION & FLOOR AREAS

According to our calculations the subjects have a total net internal area of approximately 112.57 sq.m (1,212 sq.ft).

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## NON DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £4,750 per annum.

## RENT

The property is available to lease on a full repairing and insuring terms for a period to be agreed.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

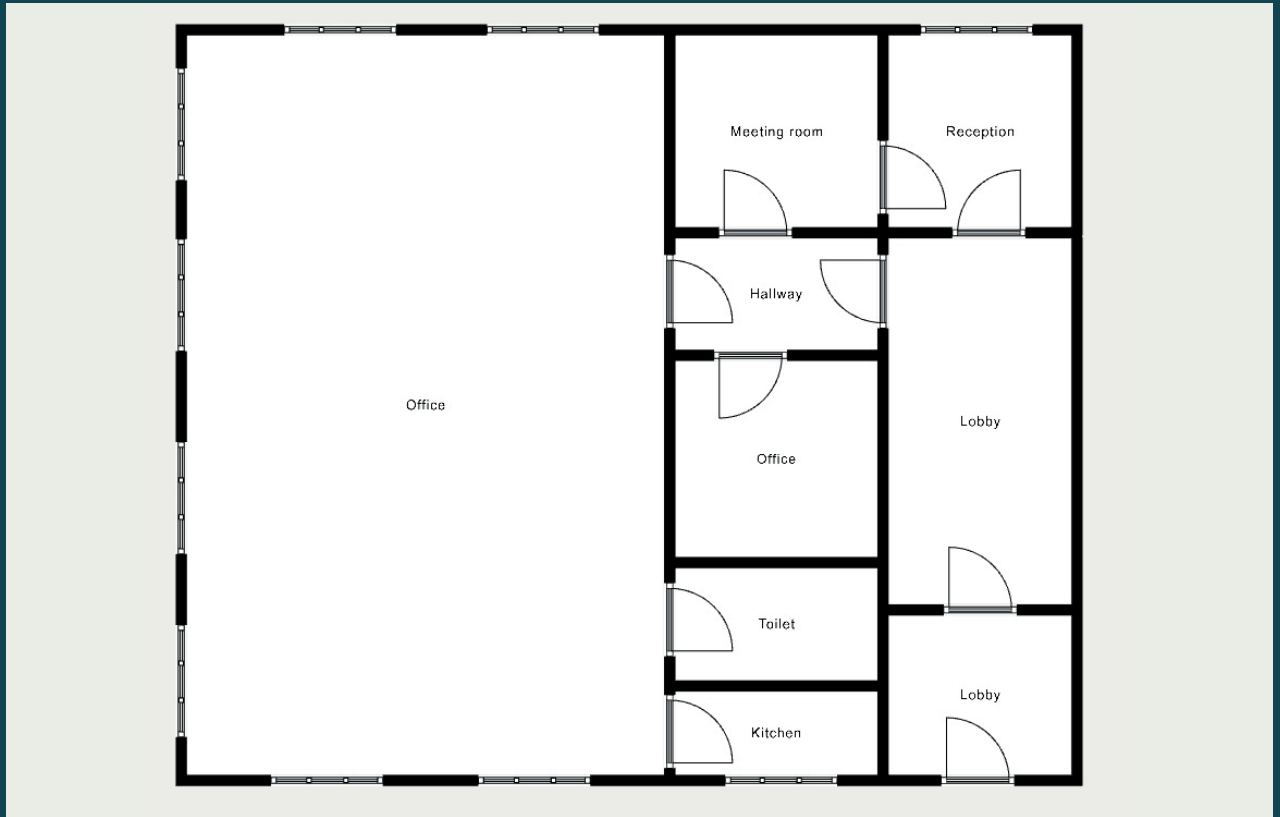
All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.



# Property Details



## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

**DM HALL**



Regulated by  
**RICS**

## Make an enquiry

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