

TO LET

**Industrial Premises With
Class 11 Planning Consent**

GIA: 577.85 SQM (6,221 SQFT)

Prominent Industrial Premises

**Situated Within Close Proximity To
Wishaw Town Centre**

**Benefits From Excellent Transport
Links**

Rent: OIEO: £40,000 P.A.



[CLICK HERE FOR LOCATION!](#)



53 ROBERTS STREET, WISHAW, ML2 7JF

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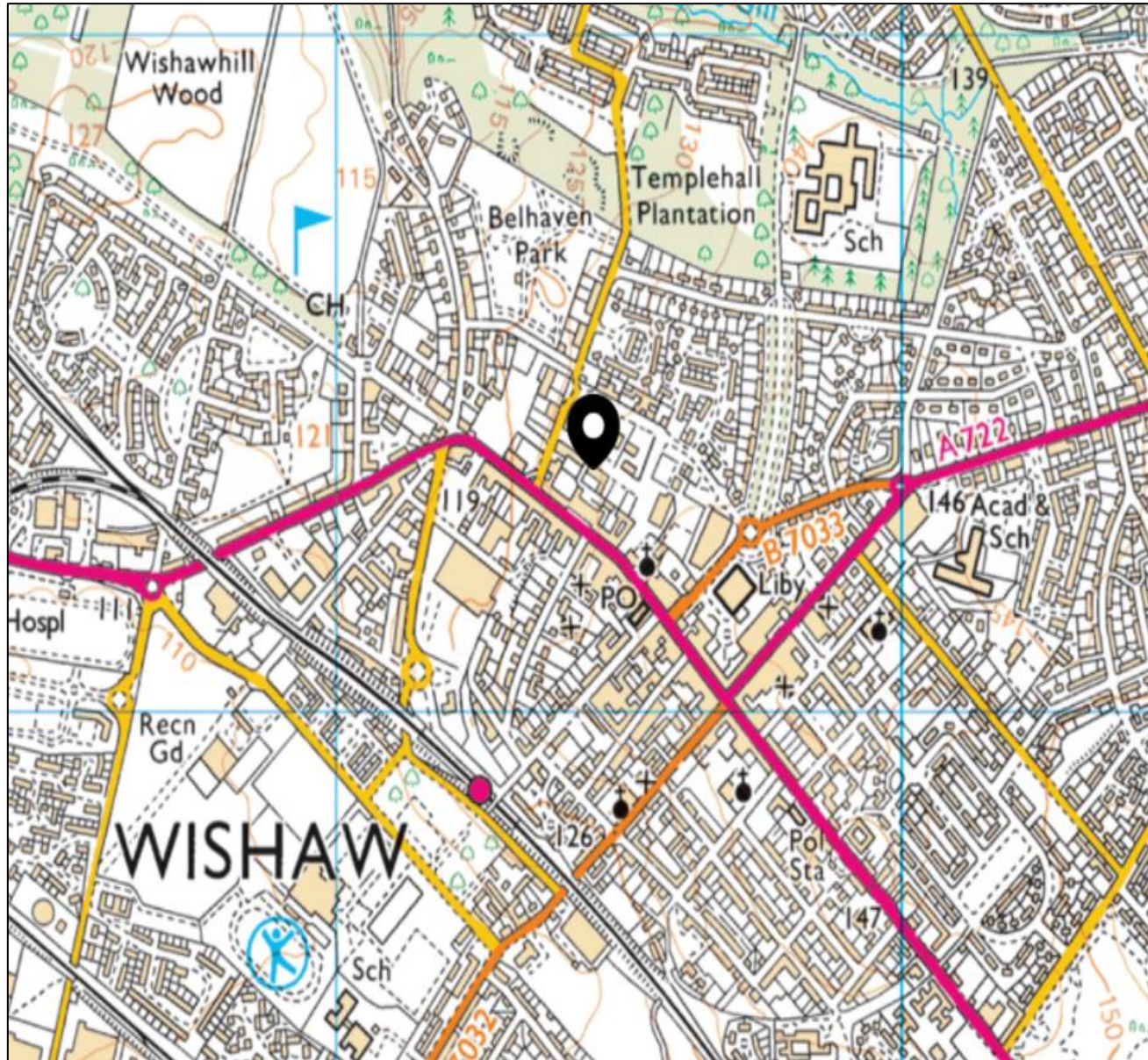
| 0141 331 2807 – 07920 824408
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Location

53 ROBERTS STREET, WISHAW, ML2 7JF



The subjects are located in Wishaw, a town which forms part of North Lanarkshire council district, approximately 15 miles southeast of Glasgow. Wishaw has a population of around 30,000 people.

Wishaw benefits from strong transport links with the M8 motorway being located nearby, one of Scotland's major road networks and provides direct access to both Glasgow and Edinburgh. Wishaw Railway Station, situated 0.6 miles from the subjects, also provides frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent position on Robert Street which is located just off the A721, providing vehicular access to other nearby towns such as Hamilton and Motherwell.

The surrounding area provides a mixture of retail occupier, industrial occupiers and residential dwellings. Nearby occupiers include Lidl, C S Motor Services and Braedale Roofing.

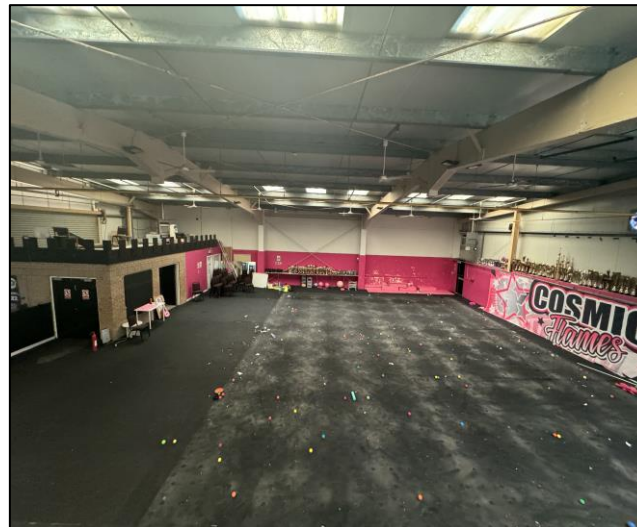


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Description

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The subject property comprises of an industrial premise of steel portal frame construction, surmounted by a pitched roof incorporating translucent light panels throughout.

The warehouse is open plan in nature incorporating the previous tenant's fit-out as a dance studio. The unit includes W/C facilities, and a kitchen area located to the rear as well as a mezzanine within the main warehouse area.

The subject benefits from dedicated vehicular and pedestrian access off Roberts Street as well as via a roller shutter located to the front of the property.

Externally, the property benefits from a large yard area, secured by fencing to the front. Access is gained via a steel gate.

ACCOMMODATION

	SQM	SQFT
Workshop	489.42	5,268
Mezzanine	88.5	953
TOTAL	577.85	6,221

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENT

OIEO £40,000 per annum exclusive of VAT.

PLANNING

We understand that the property has 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.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £18,200. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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.

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