



TO LET – MODERN OFFICE ACCOMODATION WITH PARKING

29 Albert Street, Motherwell, ML1 1PR

LOCATION:

Motherwell is the principal town in North Lanarkshire, located approximately 17 miles south east of Glasgow with a population of 32,000 and a wider catchment of 515,000 persons within 15 minutes' drive of the centre.

The subject property is situated on the north side of Albert Street by its junction with Park Street on the fringe of Motherwell Town Centre.

M74 motorway access is provides via Junction 6 just 2.5 miles south.

Motherwell Railway Station is just a 15 minute walk west whilst regular bus services operate on Merry Street and Brandon Street a 5 minute walk away.

HAMILTON OFFICE:

Suites 7 & 8 Waverley
House
Caird Park, Hamilton
ML3 0QA

CONTACT US

01698 891 400
www.wbcs.co.uk

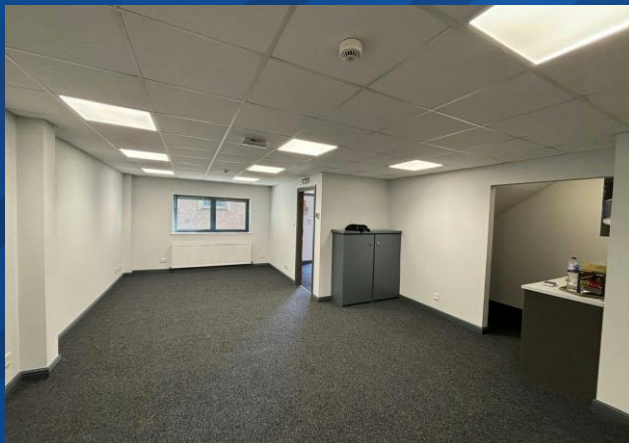
DESCRIPTION:

End-terraced office premises of steel frame construction with secure gated setting.
Arranged over ground and first floor level.
Ground floor provides modern open-plan accommodation complete with tea-prep and ambulant WC.
A single staircase provides access to the first floor providing open-plan accommodation with a partitioned meeting room / private office.
Benefits from carpet floor tiles, suspended ceiling, LED lights, gas central heating, air con, double glazed windows and perimeter data and power points.
2 x dedicated car parking spaces are provided whilst additional free on-street parking is provided.

ENERGY RATING: Available on request

AREA:

Ground – 412 sq ft / 38.28 sq m
First – 479 sq ft / 44.50 sq m
Total – 891 sq ft / 82.78 sq m



RATEABLE VALUE: £9,200

Business rates of £4,581.60 per annum are payable.
Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

RENT, LEASE DETAILS ETC:

The subjects are available with immediate occupation at rental offers from **£12,000 per annum.**

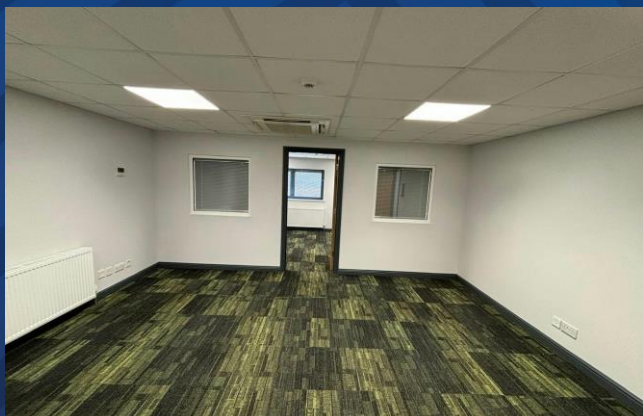
VIEWING:

STRICTLY by appointment via the joint letting agents –

Agency Department
01698 891 400
info@wbcsc.co.uk



Gregor Brown
0141 212 0059
gb@gmbrown.co.uk



REF: O337 prepared September 2024

NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.