

## Flemington Industrial Estate

Craigneuk Street / Robberhall Road, Motherwell, ML1 2NT

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	Comments
Unit 10A	770	71.54	£4,620	£374	£3,350	Small first floor office opposite main entrance to estate. May qualify for 100% property rates relief in 2015/16. Short term lease only.
Unit 14	17,152	1,593.47	£25,750	N/A	£45,250	Suitable for bulk storage. Shared yard and loading access. Potential for small reduction in Rateable Value.
Unit 14B	3,200	297.29	£9,600	£1,568	£11,200	May qualify for 50% property rates relief in 2015/16.
Unit 14C	3,234	300.45	£9,700	£687	£4,800	First floor office and loading access. May qualify for 100% property rates relief in 2015/16.
Unit 26	399	37.07	£2,340	£189	TBC	Small lock up unit. May to qualify for 100% property rates relief.
Unit 28	27,000	2,508.38	£74,250	£13,230	£56,500	Includes office accommodation. Two roller shutter loading doors, carnage available and 2 x 640 amp & 2 x 400 amp electricity supplies.

Please Note:

These details do not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and are provided for information purposes only. June 2016

Address	Size (sq ft)	Size (sq m)	Rent (per annum)	Service Charge (per annum)	Rateable Value	Comments
Unit 37	237	22.02	£1,170	£114	£1,150	Former gatehouse building at rear entrance to estate. May to qualify for 100% property rates relief.
Yard 35	31,783	2,952.74	£18,000	TBC	£9,300	Secured storage yard. May qualify for 100% rates relief in 2015/16.

Service Charge is budgeted at a rate of £0.49 per sq ft per annum.

#### Value Added Tax

All figures are quoted exclusive of VAT, which is applicable at the prevailing rate.

#### Local Authority Rates

The Scottish Government has set the uniform business rate for 2016/2017 at 48.4 pence for properties where the Rateable Value is less than £35,000 and 49.7 pence for Rateable Values of £35,001 and above. However, as a result of the Small Business Bonus Scheme, properties with Rateable Values below £10,000 may qualify for 100% rates relief. Rateable Values of between £10,001 and £12,000 may qualify for 50% relief, while Rateable Values of between £12,001 and £18,000 could qualify for 25% rates relief. This position will continue until at least 31<sup>st</sup> March 2017

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