

Flemington Industrial Park

Craigneuk Street / Robberhall Road, Motherwell, ML1 2NT

| Address | Size (sq ft) | Size (sq m) | Rent (per annum) | Service Charge (per annum) | Rateable Value | EPC | Comments |
|----------|--------------|-------------|------------------|----------------------------|----------------|-----|---|
| Unit 3 | 2,120 | 196.95 | £6,360 | £1,092 | £8,200 | F + | Small unit. Previously used as a gym. Potential for 100% property rates relief. |
| Unit 14 | 21,054 | 1,955.98 | £31,580 | N/A | £29,250 | D+ | Suitable for bulk storage. Shared yard and loading access. |
| Unit 14A | 711 | 66.05 | £2,135 | £366 | £2,950 | TBC | Office accommodation within a larger industrial block. Potential for 100% property rates relief. |
| Unit 20 | 6,225 | 578.32 | £12,450 | £3,205 | £10,900 | TBC | Basic specification / condition. Previously used for heavy engineering. Potential for 100% property rates relief. |
| Unit 21A | 8,431 | 783.27 | £23,185 | £4,340 | £14,300 | B | Mid-terrace position within a courtyard layout accessed from a large, shared service yard. Includes office / staff block and one electrically operated roller shutter door. Potential for 100% property rates relief. |

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 2018

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|---------|--------------|-------------|------------------|----------------------------|----------------|-----|---|
| Unit 26 | 399 | 37.07 | £1,600 | £201 | TBC | TBC | Small industrial / storage unit. Potential for 100% property rates relief. |
| Yard 35 | 31,783 | 2,952.74 | £16,800 | £1,351 | £6,500 | N/A | Secured storage yard. Potential for 100% property rates relief. UNDER OFFER. |

Service Charge is budgeted at a rate of £0.50 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 2018/2019 at 48.0 pence for properties where the Rateable Value is £51,000 or less and 50.6 pence for Rateable Values of £51,001 and above. However, because of the Small Business Bonus Scheme, properties with Rateable Values below £15,000 may qualify for 100% property rates relief while Rateable Values of between £15,001 and £18,000 may qualify for 25% relief. This position is reviewed annually.

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