

## 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 14	15,412	1,431.9	£38,530	£7,438	£29,250	D+	Refurbishment underway including creation of two new loading doors at the property's gable end, accessed from a new tarmac surfaced yard, and installation of new high bay LED lighting. Subject to servicing, Unit 14 includes 3 x 5 tonnes and 1 x 2 tonnes cranes.
Unit 14A	711	66.1	£2,135	£366	£2,950	TBC	<b>Office accommodation</b> within a larger industrial block. Located at first floor level accessed by stairs only. Potential for 100% property rates relief.
Unit 17	4,859	451.4	£14,600	£2,600	£8,300	TBC	Basic specification and undecorated. Previously used for heavy engineering. Potential for 100% business rates relief.
Unit 20	6,225	578.3	£12,450	£3,205	£10,900	TBC	Basic specification / condition. Previously used for heavy engineering. Potential for 100% business rates relief.
Unit 27 / 27A	18,880	1,661.1	£30,450	£9,568	£25,700*	G	Basic industrial accommodation. Potential for 100% property rates relief. * Estimated Rateable Value. Consideration may be given to leasing Unit 27 separately and mothballing Unit 27A.

**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 2020

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Unit 27	9,000	836.1	£18,000	£4,816	£12,900	G	Basic industrial accommodation. Potential for 100% property rates relief.
Unit 28	27,000	2,508.4	£67,500	£13,818	£52,500	TBC	End-terrace industrial unit. Includes office accommodation. Two roller shutter loading doors, crange available (2 x 3 tonnes cranes & 1 x 5 tonnes crane) and 2 x 640 amp & 2 x 400 amp electricity supplies.
Yard 35	31,783	2,952.7	£15,900	£1,346	£6,500	N/A	Surfaced yard secured by a combination of brick wall and fence with double gated access.

**Service Charge** is budgeted at a rate of approx. £0.51 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 (UBR) for 2020/2021 at 49.0 pence for properties where the Rateable Value is £51,000 or less and 51.6 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 by the Scottish Government annually.

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