



TO LET – MODERN OFFICE ACCOMMODATION 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 provided 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.

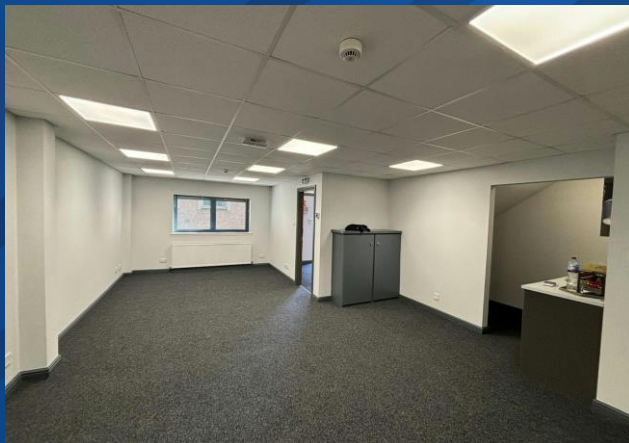
ENERGY RATING: Available on request

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

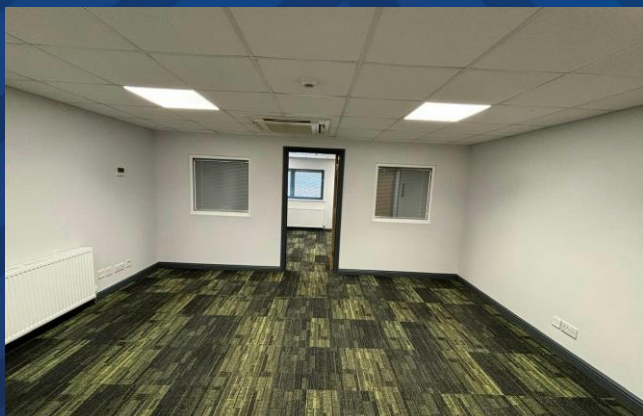
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REF: O337 prepared September 2024

NOTICE

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