

**Motherwell Business Centre,  
Coursington Road, Motherwell, ML1 1PW**



- Studio, workshop and office accommodation available
- Affordable and flexible terms
- Quick entry on licence from 1 month
- All inclusive rents
- Up to 100% business rates relief
- Easy Entry – one month's deposit required to get keys

**Location**

Motherwell Business Centre is located on Coursington Road at the junction with Dalziel Street, to the east of Motherwell town centre. The centre benefits from excellent transport amenities with Motherwell train station 1 mile to the west and close proximity to junction 6 of the M74.

Motherwell lies just over 16 miles to the south east of Glasgow, neighbouring Hamilton and Bellshill.

## Description

Motherwell Business Centre is a mixed use development of traditional sandstone construction with a modern brick built extension arranged over ground and first floor levels.

There are a number of units at street level providing roller shutter access, with office and studio style accommodation accessible via a secured, fob entry common hallway.

## Accommodation

The available units are suitable for a variety of uses including workshop, studio and office accommodation. Typical specification includes:

- 3 phase power supply
- Gas supply
- Fluorescent strip lighting
- Communal toilet facilities



## Current Availability

Please refer to the attached Availability Schedule.



## Terms

Units are available on FRI leases for a term to be agreed between parties.

## Quoting rents

Quoting rents are available upon application.

## EPC Rating

The units have been assessed for an EPC, which is available upon request.

## Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any LBTT or Recording Dues. All prices quoted are exclusive of VAT.

## Viewing/ Further Information

Viewing and further information can be arranged through the joint letting agents:

Andrew McCracken  
andrew.d.mccracken@eu.jll.com

Gregor Brown  
gbrown@geraldeve.com

Andrew Armstrong  
andrew.armstrong@eu.jll.com

John Logan  
jlogan@geraldeve.com



## MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Jones Lang LaSalle, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in decided whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Jones Lang LaSalle, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Jones Lang LaSalle or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Jones Lang LaSalle include any joint agents acting with Jones Lang LaSalle. February 2014

## Motherwell Business Centre, Motherwell

### AVAILABILITY SCHEDULE

PROPERTY	POSITION	SIZE (SQ FT)	RENT PA	EPC RATING
Office 14	Ground Floor	345	£2,245	
Office 21 A	1 <sup>st</sup> Floor	344	£2,240	C
Office 22 & 23A	1 <sup>st</sup> Floor	1,140	£7,410	
Office 22 A	1 <sup>st</sup> Floor	498	£3,240	F+
Office 23	1 <sup>st</sup> Floor	571	£3,712	
Office 24	1 <sup>st</sup> Floor	889	£5,779	G
Office 25	1 <sup>st</sup> Floor	394	£2,561	G
Office 25 A	1 <sup>st</sup> Floor	388	£2,522	G
Office V4	1 <sup>st</sup> Floor	470	£3,055	G
Office V5 & V6	1 <sup>st</sup> Floor	1,373	£8,930	G
Store V1	Ground Floor	362	£2,353	G
Store V2	Ground Floor	418	£2,717	G
Store V3	Ground Floor	470	£3,055	
Unit 2B	Ground Floor	568	£2,272	
Unit 5	Ground Floor	1,453	£5,449	D
Unit 8 C	Ground Floor	948	£6,160	D
Unit 15	Ground Floor	438	£1,752	

\* Finally, we are obliged to confirm that this does not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and is subject to formal legal missives being exchanged between the parties.



PROPERTY	POSITION	SIZE (SQ FT)	RENT PA	EPC RATING
Unit 16	Ground Floor	2,343	£8,787	D
Unit 20 & 21	1 <sup>st</sup> Floor	1,076	£4,035	C

\* Finally, we are obliged to confirm that this does not constitute, form part of, vary, or seek to vary, any contract or unilateral obligation and is subject to formal legal missives being exchanged between the parties.