

**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 flexible terms from licence agreements to traditional longer term leases.

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 Stamp Duty 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
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Gregor Brown
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Andrew Armstrong
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Motherwell Business Centre, Motherwell

AVAILABILITY SCHEDULE

PROPERTY	SIZE (SQ FT)	RENT	EPC RATING
Office 21 A	344	£2,240	C
Office 22 & 23A	1,140	£7,410	
Office 22 A	498	£3,240	F+
Office 23	571	£3,710	G
Office 26	399	£2,590	E+
Office V5 & V6	1,373	£8,930	G
Office V7	239	£1,550	G
Unit 5 & 12	2,221	£8,330	D
Unit 8	948	£6,160	D
Unit 11	1,110	£4,160	D+

* 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 misses being exchanged between the parties.

PROPERTY	SIZE (SQ FT)	RENT	EPC RATING
Unit 16	2,354	£9,370	D
Unit 20 & 21	1,076	£4,840	C

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