

# Ryden.co.uk

## 0141 204 3838

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## For Sale / To Let

### Factory & Offices



### Pickering Works, Netherton Road, Wishaw, ML2 0EQ

- Prominent location close to A721
- Detached factory and office block
- Rare opportunity to purchase
- Close to Wishaw town centre
- Secure yard

**Viewing:**

Strictly by appointment with letting/  
selling agents;

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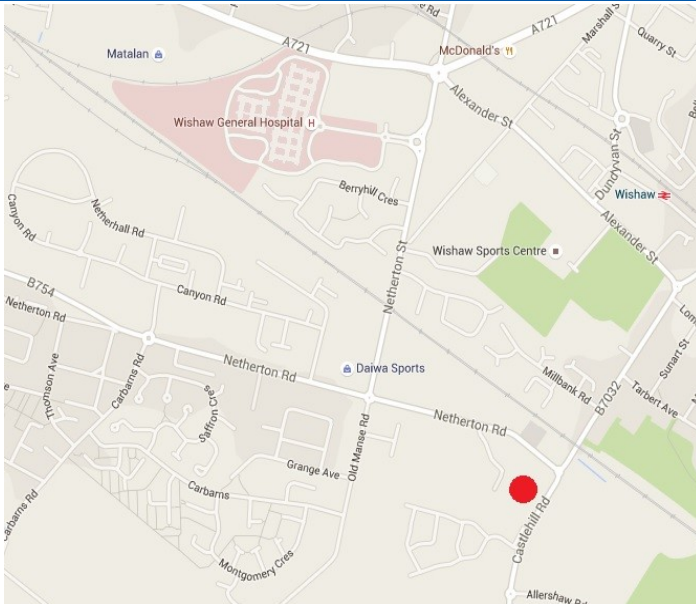
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Dundee

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Inverness

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## LOCATION

The subjects are located to the south of Nethererton Road at its junction with Castlehill Road. The surrounding area is primarily of a commercial and industrial nature. The subjects are situated less than one mile from Wishaw Sports Centre.

The location of the subjects is highlighted on the plan above.

## DESCRIPTION

The property is a former engineering shed with a large tarmac yard. The building comprises a detached unit of steel frame construction providing a clear internal span. Elevations are of profile metal cladding. The roof is pitched and incorporates translucent daylight panels. There is a roller vehicle door at the north-east elevation.

The unit has a travelling crane which will require inspection and servicing before future use.

The office block is of brickwork under a hip roof with concrete tiles. Internally, the office space has been sub-divided into various rooms. There is a suspended timber floor and artificial lighting is provided by fluorescent strip units. This space benefits from a kitchenette and WC's.

## ACCOMMODATION

In accordance with the RICS Property Measurement (1st Edition) 2015, we calculate the gross internal area of the unit to be as follows:

Factory	686.54 sq m	7,390 sq ft
Office	63.17 sq m	680 sq ft
<b>TOTAL</b>	<b>749.71 sq m</b>	<b>8,070 sq ft</b>

## RATEABLE VALUE

The subjects have a cumulative rateable value of £21,850, effective from 1 April 2010.

The ingoing tenant will be responsible for any rates and outgoings applicable to the subjects.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC and Recommendations Report will be provided upon request.

## PRICE

Offers over £265,000 are invited for our client's heritable interest in the subjects with vacant possession. In the case a closing date for receipt of offers is set, it is imperative that all interested parties register their interest in writing to Messrs Ryden LLP as sole selling agent, in order to receive necessary intimation of any future closing date.

Our clients are under no obligation to accept the highest or any other offer.

## RENTAL

The subjects may be available by way of a full repairing and insuring lease for a term subject to negotiation at an annual rent of £29,500, exclusive of VAT.

## LAND & BUILDINGS TRANSACTION TAX / VALUE ADDED TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves as to the incidence of VAT in respect of any transaction. The purchaser will be responsible for any Land & Buildings Transaction Tax, Recording Dues and Copy Extracts that are applicable for any transaction.

A lessee will be responsible for any Land and Buildings Transaction Tax and Recording Dues that may be applicable.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact :

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