

TO LET

1C&D

**CANYON ROAD
EXCELSIOR
INDUSTRIAL ESTATE
WISHAW
ML2 0EG**

4,888 – 10,016 SQ FT

- 4,888 – 10,016 sq ft
- Prominent unit surrounded by trade counter occupiers
- Established industrial location within Wishaw
- Modern purpose built unit completed in 2006
- Shared service yard
- Customer car parking at front of property
- Feature glazing at entrance
- Minimum eaves height of 6.0m





LOCATION

The property is located within the former Excelsior Park Enterprise Zone next to the Netherton Industrial Estate, Wishaw. Access to the property is via Netherton Road and then Canyon Road. Junction 6 of the M74 is within 10 minutes' drive. Surrounding users are generally industrial in nature and many of the neighbouring occupiers are Trade related such as Keyline, Howdens, Toolstation, Screwfix and City Plumbing.

DESCRIPTION

The units form part of a modern terrace and are of a steel portal frame construction. The roof is of profiled cladding incorporating daylight panels. The minimum eaves height is 6m and floors throughout are of reinforced concrete. Each unit is served by a vehicle access door at the rear of the property with access to a shared yard area. There's feature glazing to the front where there is customer car parking.

ACCOMMODATION

In accordance with the RICS Code of measuring practice 6th Edition, we calculate the gross internal area to be as follows:

Unit C: 4,888 sq ft

Unit D: 5,128 sq ft

Total: 10,016 sq ft

RATEABLE VALUE

The subjects are currently assessed as two separate units:

Unit C: £21,250

Unit D: £25,750

The units could be combined and a separate assessment can be requested.

TERMS

Upon application. Our client is seeking a new lease on an FRI basis.

LEGAL COSTS

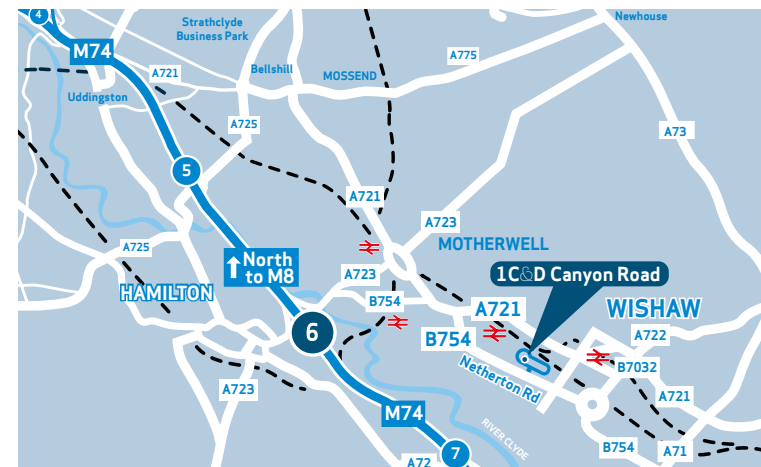
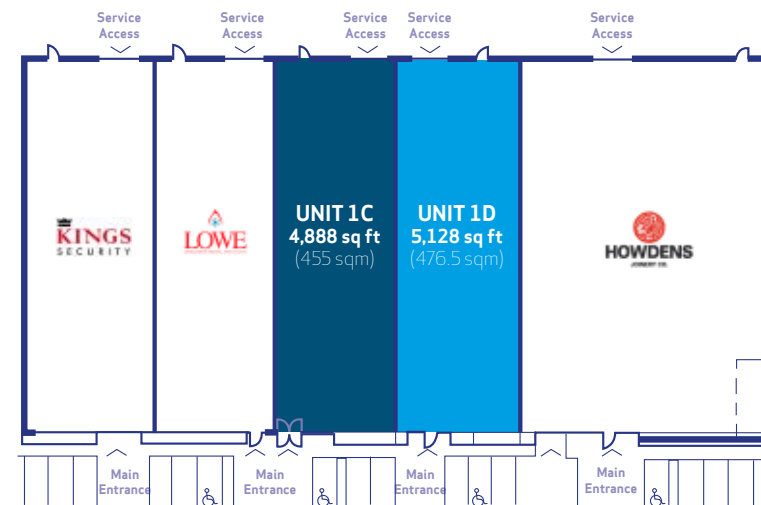
Each party shall bear their own legal costs in the transaction.

EPC

Available on request.

VIEWING/FURTHER INFORMATION

Strictly by appointment and arrangement via the marketing agents:



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