

Rowantree House, Rowantree Avenue Newhouse, Motherwell, Lanarkshire ML1 5RX

lot 56

Heritable Office and Workshop Investment

- Let to Strathkelvin Instruments Limited until 6th June 2023
- Very prominent location at the entrance to Newhouse Industrial Estate
- Well positioned close to the M8 and close to the M74/M73 Interchange
- Nearby occupiers include UPS, Terex, Honeywell Control Systems and WH Malcoln
- Two buildings totalling 486 sq m (5,238 sq ft)

Rent
£32,800
per annum
exclusive



Location

Miles: 16 miles east of Glasgow
34 miles west of Edinburgh
Roads: M8, M73, M74
Rail: Motherwell Railway Station
Air: Glasgow International Airport (19 miles west)

Situation

Newhouse is located in north Lanarkshire, within the central belt of Scotland, approximately 16 miles east of Glasgow city centre and 34 miles west of Edinburgh city centre. The property is located on Rowantree Avenue at the entrance to Newhouse Industrial Estate which is immediately adjacent to Eurocentral, Scotland's premier distribution warehouse park. Newhouse Industrial Estate benefits from immediate access to the A8/M8 motorway, providing access to the central belt of Scotland and the national motorway network. The M73/M74 interchange is situated 3 miles to the west via the A8/M8.

Description

The property comprises a modern two storey office building fronting onto the roundabout at Rowantree Avenue with a further building linked to the rear. The rear building is used as a laboratory and has the benefit of a separate entrance.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground/First	Office	251 sq m (2,708 sq ft)	STRATHKELVIN INSTRUMENTS LIMITED (1)	10 years to 6th June 2023	£32,800	07/06/2018
Ground	Office	235 sq m (2,530 sq ft)				
Totals		486 sq m (5,238 sq ft)			£32,800	

(1) Strathkelvin Instruments Limited are the world's leading supplier of precision respirometry and dissolved oxygen instruments for the biomedical research, wastewater treatment and product testing markets. (Source: www.strathkelvin.com 15/06/2015)

For further details please contact:

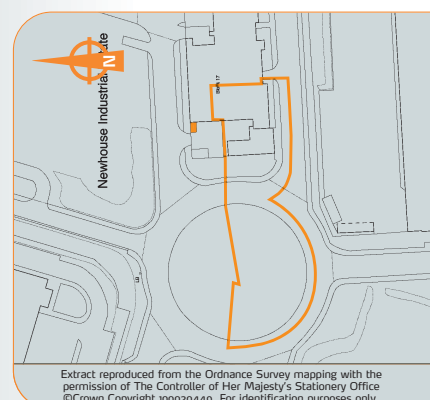
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