

TO LET

Office Premises

NIA: 82.78 SQM (891 SQFT)

Modern Office Space

Situated Within Close Proximity to
Motherwell Town Centre

2 Dedicated Car Parking Spaces

May Benefit From 100% Rates
Relief

RENT: OIEO £12,000 pa



[CLICK HERE FOR LOCATION!](#)



29 ALBERT STREET, MOTHERWELL ML1 1PR

CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 - 07920 824 408
| 0141 331 2807 - 07774 667 353

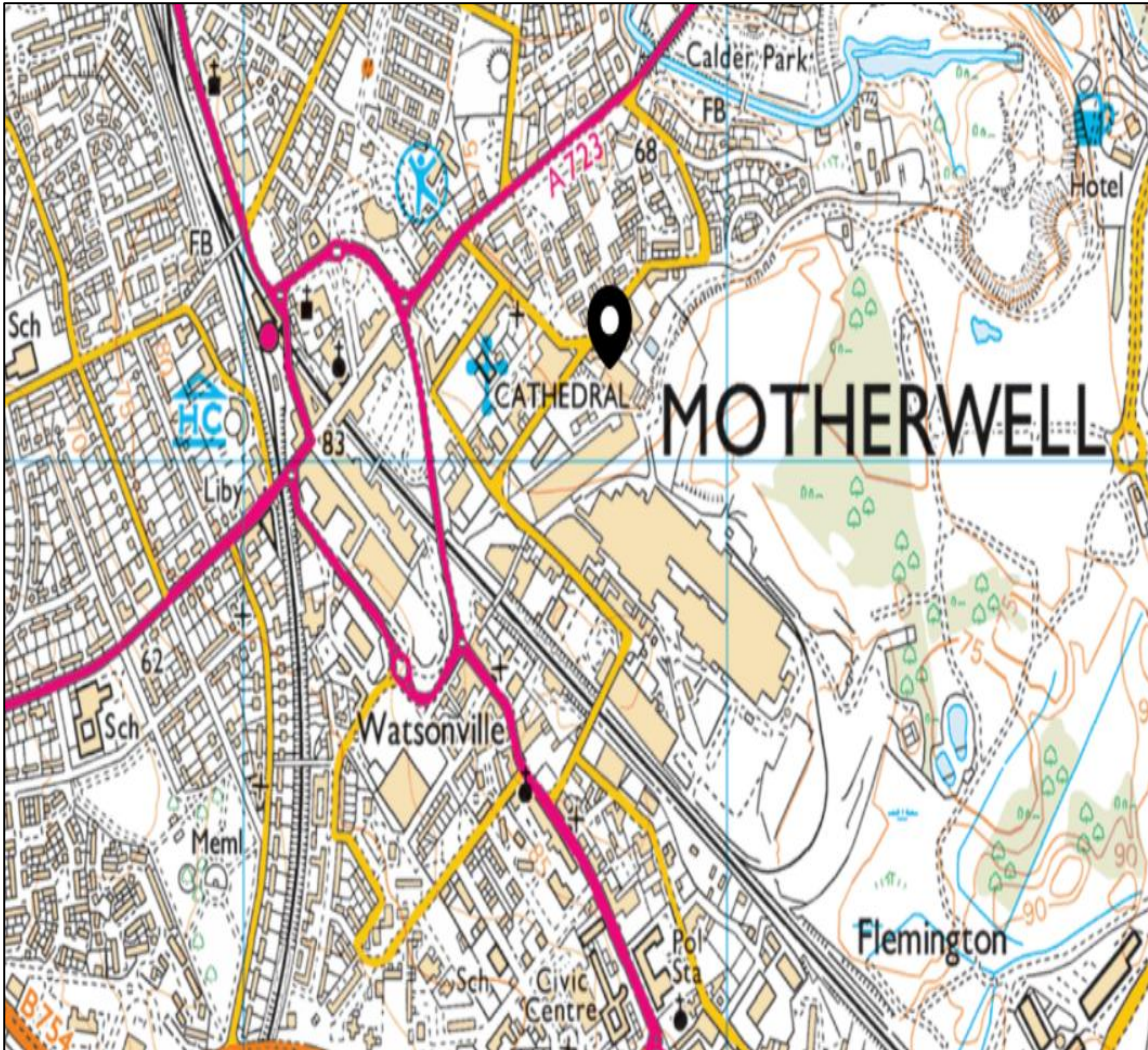


Whyte
&Barrie



Location

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The subjects are located in Motherwell, forming part of the South Lanarkshire Council District. Motherwell lies approximately 17 miles from east of Glasgow and 37 miles from Edinburgh.

Motherwell benefits from excellent transport links with the M74 motorway providing access to Glasgow and the north of England. Motherwell Railway Station is located approximately 0.6 miles from the subjects and provides frequent services into Glasgow Central Station as well as being situated on the route to London Euston. The surrounding area is also well-served by numerous bus routes providing connectivity to Bellshill, Hamilton and Uddingston.

More specifically, the subjects occupy a prominent position on the northern side of Albert Street on the outskirts of Motherwell town centre. The surrounding area consists of primarily commercial occupiers including Newtown Skip Hire, ADL Services and Barnardos Scotland.

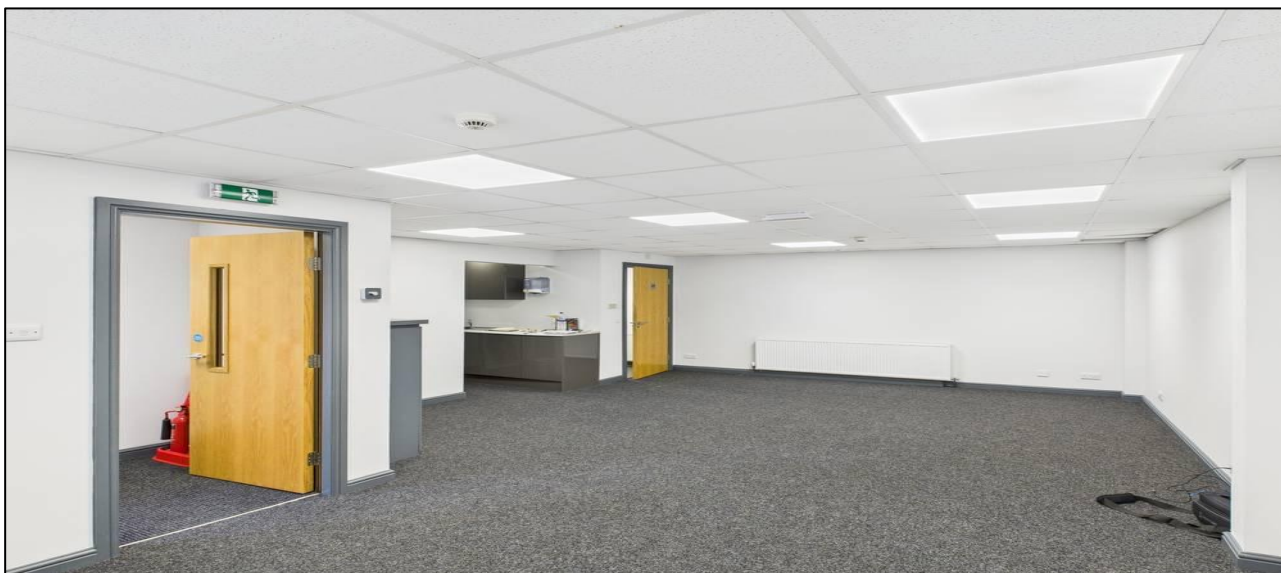


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Description

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The subjects comprise a detached, modern office premises across ground and first floor levels. The property is of steel frame construction set within a secured site. The subjects benefit from a dedicated pedestrian entrance via Albert Street.

Internally, the ground floor provides a mixture of cellular and open plan office space. The suite has carpeted floor covering with painted walls. The ceiling is suspended with inset box lights and air con units. There is tea prep and wc facilities positioned to the rear.

A single staircase provides access to first floor level providing open plan accommodation with a single meeting room.

The subjects benefit from 2 dedicated parking spaces located to the front of the location.

ACCOMMODATION

	SQM	SQFT
Ground Floor	38.28	412
First Floor	44.50	479
TOTAL	82.78	891

The above floor areas have been provided on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



RENTAL

Our client is seeking offers in excess of £12,000 per annum exclusive.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £9,200.

The rate poundage for 2024/2025 is 49.8p to the pound. As such, incoming tenants may benefit from 100% rates relief via the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

The subjects have an EPC rating of 'D'. A copy of the EPC can be provided to interested parties.

VAT

There shall be VAT applicable to the acquisition of this property.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. REVISED: September 2025.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Calvin Molinari

c.molinari@shepherd.co.uk

M: 07920 824 408



Fraser McDonald

fraser.mcdonald@shepherd.co.uk

M: 07551 173 132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)



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