

TO LET

INDUSTRIAL OPEN STORAGE YARDS

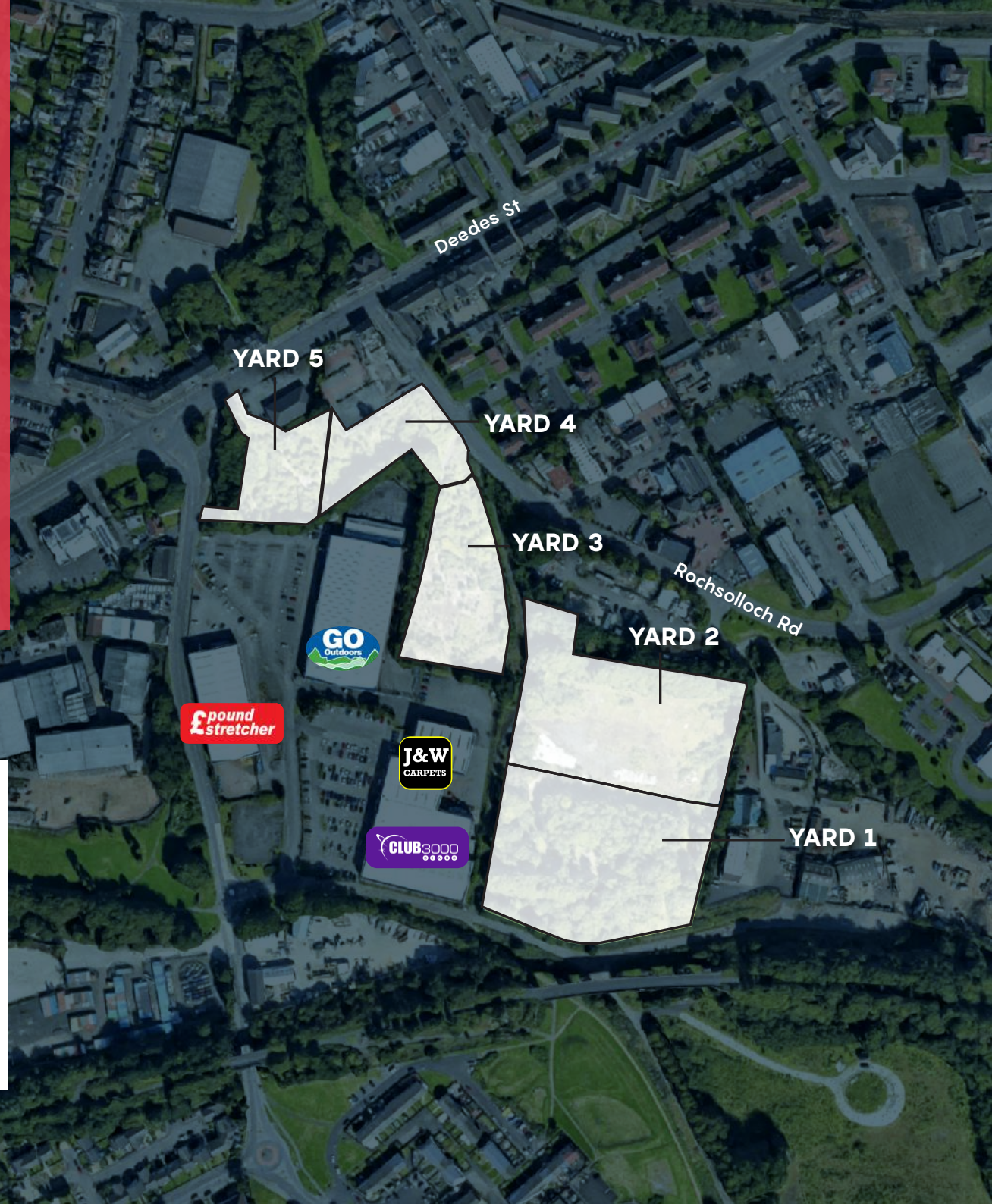


ROCHSOLLOCH ROAD
COATDYKE
COATBRIDGE
ML6 8BG



Industrial Open Storage Yards
available from 1 acre up to 9 acres
featuring:

- 24/7 ACCESS
- LED FLOODLIGHTS
- LEVEL & SECURE YARDS
- HARDSTANDING SURFACE
- 2.4M PALISADE PERIMETER PROTECTION
- 8M WIDE ACCESS GATES
- ALL UTILITIES CONNECTED



LOCATION

Coatbridge is one of the largest towns in North Lanarkshire, with a population of approx. 44,000 persons. The town is ideally situated in Central Scotland located 10.5 miles east of Glasgow and 38 miles west of Edinburgh. The subjects are very well placed in a strategic location close to the centre of the town.

TRANSPORT LINKS



Road - Access to the motorway network is gained via the M8 which is approx 3 miles from the subjects and provides access West to Glasgow, East to Edinburgh and also onwards to the wider motorway network via M73/ M74.



Rail - Two railway stations are within easy walking distance:- Coatdyke (9 mins) & Airdrie (20 mins) with regular services to both Glasgow and Edinburgh.



Air - Glasgow Airport (33 min drive) / Edinburgh Airport (40 min)

TERMS

The subjects are available on the basis of a new lease

RATING ASSESSMENT

The subjects will require individual assessments. Any incoming Tenant will be responsible for payment of Non-Domestic Rates.

Yard 1	Yard 2	Yard 3	Yard 4	Yard 5
3.05 Acres 132,858 Sq Ft	2.87 Acres 25,017 Sq Ft	1.41 Acres 61,585 Sq Ft	0.95 Acres 41,176 Sq Ft	0.90 Acres 39,271 Sq Ft

RENT

On application.

VAT

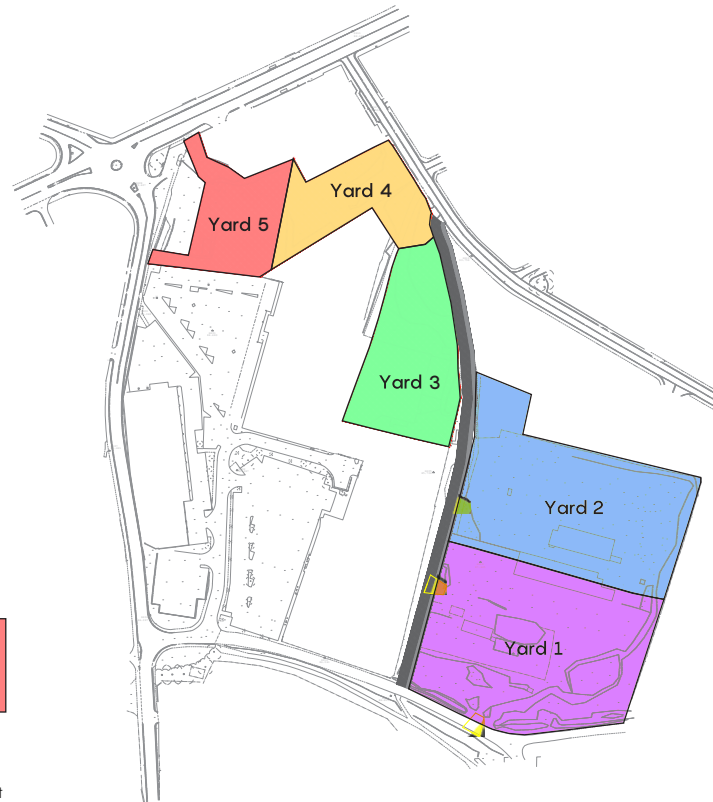
Unless otherwise stated, all figures, prices etc. are quotes exclusive of VAT.

UTILITIES

Water and electricity will be made available for connection by the Tenants.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred.



VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:
Graham & Sibbald LLP
233 St Vincent, Glasgow G2 5QY



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.

3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.

4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

5. A list of Partners can be obtained from any of our offices.

6. Date of Publication : January 2024