

Mileway

Hagmill Crescent Coatbridge

Available to Let
Warehouse
10,826 sq ft (1,006 sq m)

Undergoing refurbishment



6.2 m eaves



16 car parking spaces



Communal yard space



Three phase power



Vehicle access door



Hagmill Crescent

East Shawhead Ind Estate Coatbridge ML5 4NS



Description

Unit 6 is a modern, semi-detached industrial / warehouse building with office accommodation incorporated within a two storey block to the front of the property. Office space is provided in four rooms, two on each floor, with a separate ground floor reception area with gas central heating, double glazed windows and perimeter trunking. Externally, the property benefits from 16 car parking spaces and a dedicated loading area in front of the roller shutter door. The unit also benefits from a large electrical loading door 14.5 ft high by 13.5 ft wide.

Location

Hagmill Crescent lies adjacent to the A8 (Glasgow & Edinburgh Road), with easy access to the M8 motorway, around 10 miles to the east of Glasgow city centre and 2 miles to the south of Coatbridge Town Centre. The neighbouring towns of Airdrie, Bellshill and Motherwell are all within easy reach. Hagmill Crescent is accessed via Hagmill Road and the Shawhead Interchange, which is at the junction of the A8/M8 motorway and A725 dual carriageway. The M73 and M74 motorways are also within easy reach, either via the A8/M8 and Baillieston Interchange or the A725.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

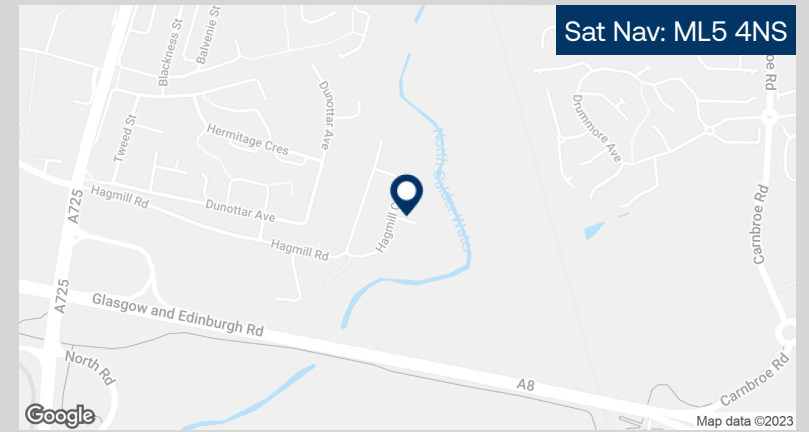
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 6	Warehouse	10,826	1,005.8	Immediately
Total		10,826	1,005.8	

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