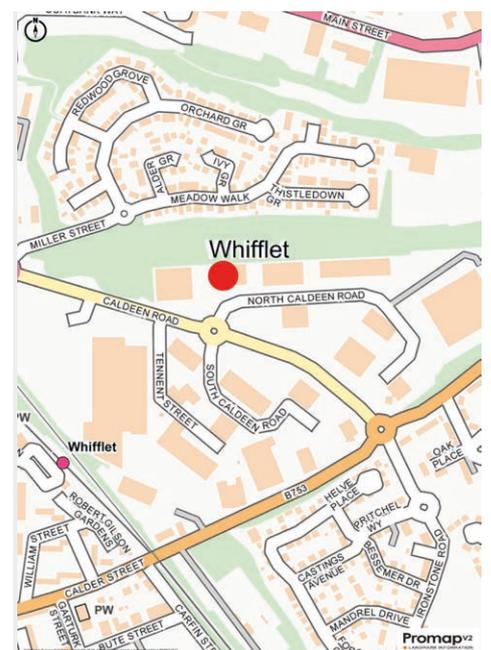




UNIT C1, NORTH CALDEEN ROAD, COATBRIDGE ML5 4EF

- Trade counter/industrial building
- Good accessibility to M8
- Total building GIA 938.50qm (10,102sqft)
- Communal parking
- Clear eaves height 6m



LOCATION

Coatbridge is located approximately 9 miles east of Glasgow city centre adjacent to the recently upgraded M8 in the North Lanarkshire Council area. The town has a resident population of some 44,000 persons.

The unit is located on North Caldeen Road in the commercial heart of Coatbridge and benefits from surrounding amenities and easy access onto the A725, providing direct access onto the M8 at Junction 7a, and the M74 via the A725. The Baillieston Interchange is some four miles west of North Caldeen Road, providing wider access across the Scottish Motorway network.

Neighbouring occupiers include City Plumbing, Howdens, Rembrand Timber and many others.

See location plan.

DESCRIPTION/ACCOMMODATION

The subjects comprise a modern industrial unit which forms part of a larger parade, with dedicated parking and yard area to the front. The unit benefits from two roller shutter access points along with a dedicated customer facing area.

Internally the property is laid out to provide a customer sales area, office accommodation, staff facilities and a large warehouse which benefits from a clear internal eaves height of 6m, two electric roller shutter access points and metal halide light fittings.

The subjects have the following approximate floor areas:

Gross Internal Area
938.50sqm (10,102sqft)

TERMS

The property is held by our clients on a lease expiring August 2022 at a passing rental of £61,000 per annum. Our clients will consider a disposal



of their remaining lease, however we understand that the landlord would consider a longer lease if required.

RATING

The subjects are entered in the Valuation Roll as having the following rating assessment.

Rateable Value £55,000

VAT

All figures are quoted as exclusive of VAT at the prevailing rate.

EPC

An EPC has been carried out for the property and is available upon request.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the purchaser shall be liable for LBTT, Extract Copies and VAT.

VIEWING & FURTHER INFORMATION

In order to arrange a viewing of the premises, or for further information please contact the agents.

To arrange a viewing please contact:



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IMPORTANT NOTICE

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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.
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6. Date of Publication: October 2020