



# Block 2 Unit 4 | Dundyvan Industrial Estate

Pundyvan Way, Coatbridge, ML5 4AQ

### Block 2 Unit 4 | 1,840 sq ft

#### Flexible Industrial Unit

This fully refurbished modern unit provides flexible space suitable for a wide range of uses including trade counter, ecommerce warehousing, and manufacturing. The unit benefits from WC facilities as well as 24 hour access and car parking to the front.

Dundyvan Industrial Estate occupies a strong strategic location southwest of Coatbridge Town Centre with direct links to the M8 and M74 motorway which links Edinburgh (38 miles to the east) and Glasgow (11 miles to the west).

Lease Type	New
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### 🕗 Unit Summary

- LED Lighting
- Well Maintained Estate
- 24 Hour Access
- Flexible Space
- Car Parking
- WC facilities



	Per Annum	Per Sq Ft
Rent	£19,200.00	£10.43
Rates	£3,577.00	£1.94
Maintenance Charge	£3,500.00	£1.90
Insurance	£368.00	£0.20
Total Cost	£26,645.00	£14.48

IGMS: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/appl/or-business-rate-relief/small-business-rate-relief or read our rates blog.

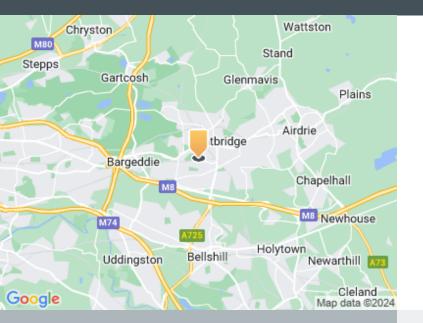
For more info please visit: <u>unit.info/UIP0101390</u>

### +440 808 169 7554

Industrial

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#### **Additional Information**

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A (2)



### enquiries@industrials.co.uk +440 808 169 7554

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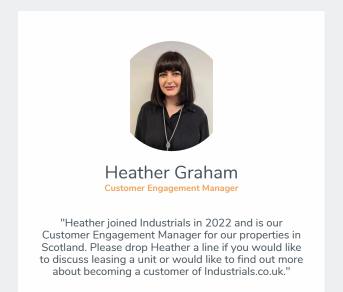


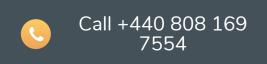
Road The estate has good links to the M8 and M74 motorway, linking Edinburgh and Glasgow.

Airport Glasgow Airport is just over 15 miles away and Edinburgh Airport is just over 26 miles away.

Rail The estate has good links to the M8 and M74 motorway, linking Edinburgh and Glasgow.

#### **Key Contact**





For more info please visit: <u>unit.info/UIP0101390</u>

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