

## Block 3 Unit 1 | 3,723 sq ft

## Flexible starter unit available now

Fully refurbished, internally and externally, this 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  $24 \ \text{hour}$  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



# ✓ Unit Summ

- 3 Phase Power
- Refurbished Unit
- LED Lighting
- Well Maintained Estate
- Roof Lights
- Close to Transport

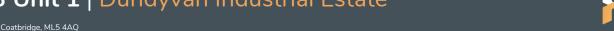
## **(£)** Occupational Costs

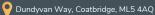
	Per Annum	Per Sq Ft
Rent	£28,600.00	£7.68
Rates	£5,390.00	£1.45
Maintenance Charge	£7,100.00	£1.91
Insurance	£744.60	£0.20
Total Cost	£41,834.60	£11.24

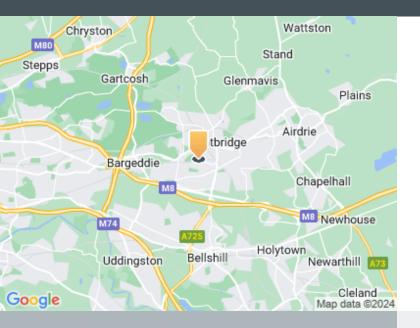
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog

# Block 3 Unit 1 | Dundyvan Industrial Estate







#### Location

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).



#### Road

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



#### Airpor

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.

## **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 (3)	

# industrials

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

www.industrials.co.uk

Follow us



In

## **Key Contact**



Heather Graham

Customer Engagement Manager

"Heather joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



Call +440 808 169 7554

