

Industrial

Block 3 Unit 4 | Dundyvan Industrial Estate

📍 Dundyvan Way, Coatbridge, ML5 4AQ

Block 3 Unit 4 | 1,843 sq ft

Flexible starter unit coming soon

Newly refurbished, this 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



✔ Unit Summary

- Refurbished Unit
- 24 Hour Access
- Roof Lights
- LED Lighting
- Car Parking
- Well Maintained Estate

£ Occupational Costs


	Per Annum	Per Sq Ft
Rent	£19,200.00	£10.42
Rates	£3,577.00	£1.94
Maintenance Charge	£3,600.00	£1.95
Insurance	£368.60	£0.20
Total Cost	£26,745.60	£14.51

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.

➔ For more info please visit: unit.info/UIP0101397

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Location

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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.

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)



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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."



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