



# Block 3 Unit 5 | Dundyvan Industrial Estate

💡 Dundyvan Way, Coatbridge, ML5 4AQ

### Block 3 Unit 5 | 3,789 sq ft

### Flexible starter available

Fully refurbished, both internally and externally, 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
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#### **Occupational Costs**

	Per Annum	Per Sq Ft
Rent	£29,400.00	£7.76
Rates	£5,390.00	£1.42
Maintenance Charge	£7,200.00	£1.90
Insurance	£757.80	£0.20
Total Cost	£42,747.80	£11.28

rates payable only. Confirmation of rates payable should be sought from the Valuation Office a.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for ful usiness Rates Relief. To find out if you qualify please ief or read our rates blog

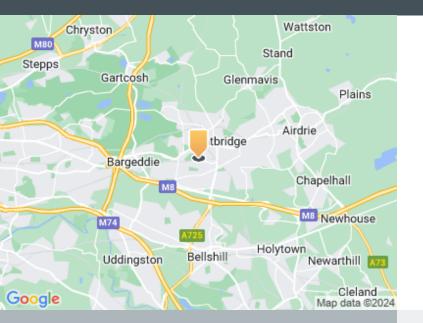
#### For more info please visit: unit.info/UIP0101398

### +440 808 169 7554

Industrial

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Dundyvan Way, Coatbridge, ML5 4AQ



### **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)



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

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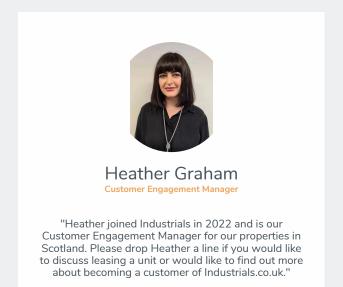


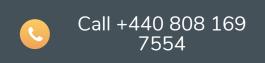
Road The estate has good links to the M8 and M74 motorway, linking Edinburgh and Glasgow.

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/UIP0101398</u>

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