MODERN WAREHOUSE

80 LOCKS STREET COATBRIDGE

LOCATION

Lock Street is situated 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 located 4 miles west of North Caldeen Road, providing wider access across the Scottish motorway network.

DESCRIPTION

The property consists of a modern industrial unit which is self contained with its own yard. In addition significant on and off-site employee parking is available.

AREAS

Main Unit: 18,500 sq ft (1,718.69 sq m) Canopy: 1,500 sq ft (139.69 sq m)

LEASE

Available on a new long Full Repairing and Insuring lease.

RENT

£85,000 per annum exclusive of VAT.

RATEABLE VALUE

£68,000.

PRICE

On application.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available on request.

LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction and, in the usual manner, the ingoing tenant will be responsible for any registration fees and, if appropriate, LBTT.

DATE OF ENTRY

Upon conclusion of legal missives.

TO LET / MAY SELL









VAT

All rent and outgoings are subject to VAT at the prevailing rate.

VIEWING/FURTHER INFORMATION

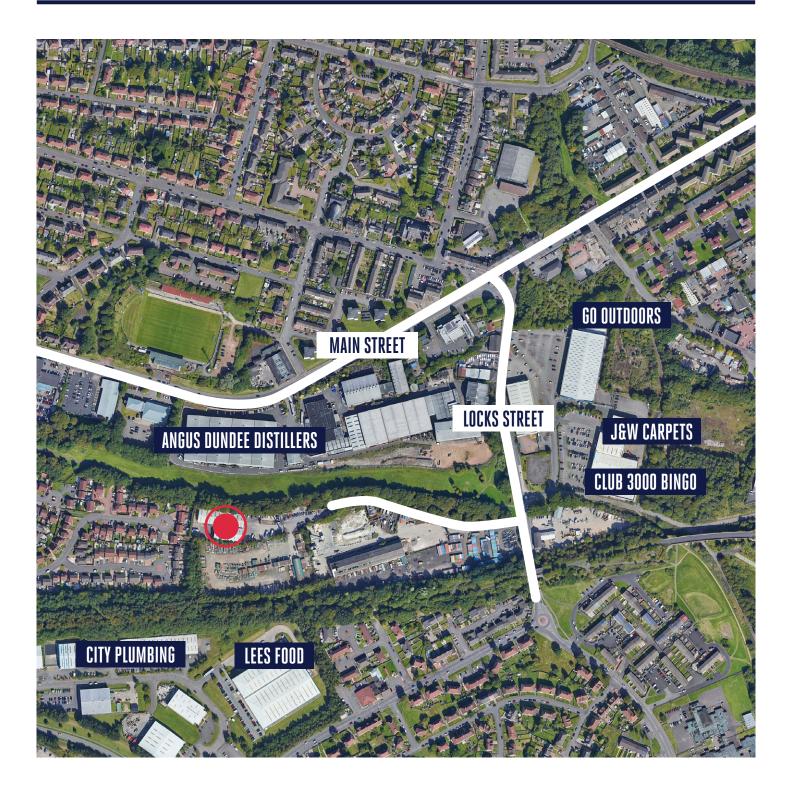
Strictly by appointment through the sole agents:



Alan BW Stewart 0141 229 5494 alan@breckpc.co.uk



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The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Breck Sutherland for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so. iii) no person in the employment of Breck Sutherland has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. June 2022.

