

TO LET - INDUSTRIAL

UNIT C DUNDYVAN ENTERPRISE PARK

Dundyvan Way, Coatbridge, ML5 4AQ



Key Highlights

- 1,964 sq ft
- Double glazed windows to front of premises
- Electric roller shutter door
- Excellent transport links
- Minimum eaves height 4.5m
- Communal loading areas
- 3 phase power supply
- Modern Industrial Estate

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Description

Modern industrial accommodation available within the established Dundyvan Enterprise Park in Coatbridge. Each unit has a minimum eaves height of 4.5 metres with electrically operated roller shutter door access and 3 phase power supply. There are double glazed windows to the front to accommodate office fit out. Unit C totals 1,964 sq. ft.

Location

Dundyvan Enterprise Park lies to the south west of Coatbridge Town Centre and can be accessed via Dundyvan Road (B753), from Bank Street (A89) or Coatbank Street (A725), both of which link directly to the M8 motorway. Coatbridge is a transport hub from which all major destinations in Scotland can be reached. It lies within the Central Belt, just 11 miles to the east of Glasgow and 38 miles to the west of Edinburgh. The A725 dual carriageway links the town with the M8 (Junction 8) and the M74 (Junction 5), which in turn allows easy access to the M73.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - C	1,964	182.46	Coming Soon
Total	1,964	182.46	

Viewings

Viewings available on request with the letting agents.

Terms

Terms available on request via the letting agents.

Energy Performance Certificate

EPC available on request.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land and Buildings Transaction Tax and VAT thereon.

Business Rates

Rates payable: £6,822.60 per annum

(based upon Rateable Value: £13,700)

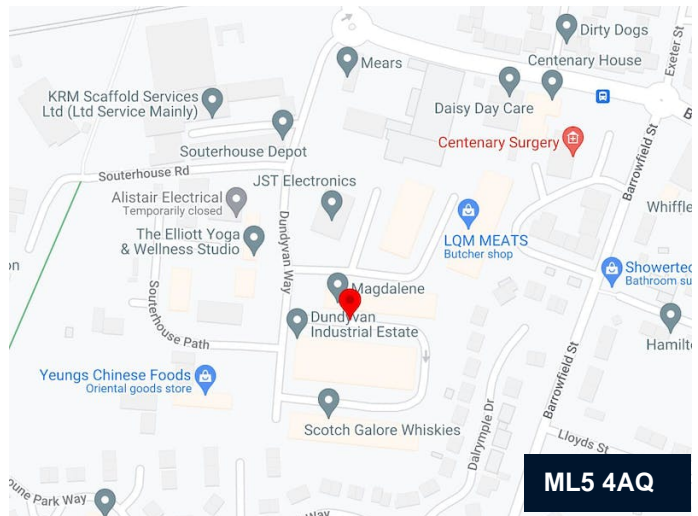
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