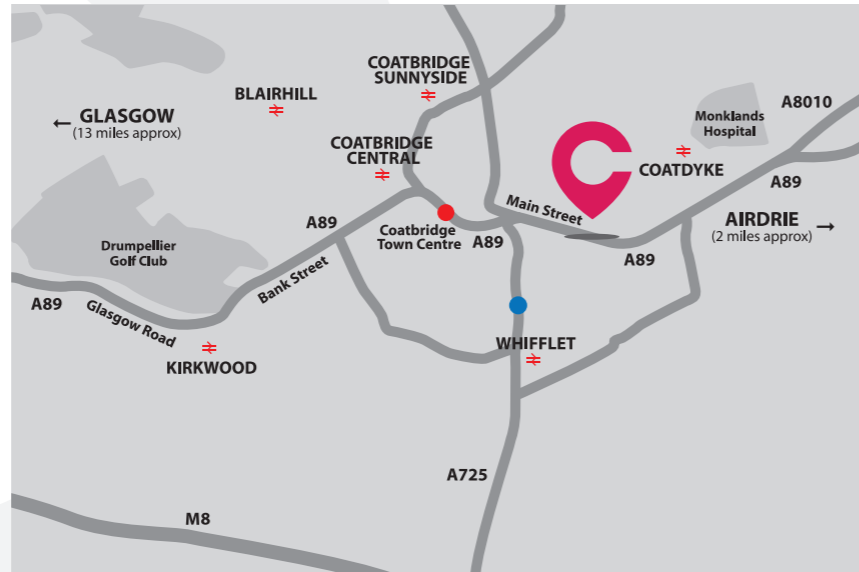


Terms

Our clients are offering flexible licence agreements on an all inclusive basis which includes rent (inclusive of car parking) and service charge for a period from 12 months to 3 years or longer if required. The incoming tenant will be liable for an equitable share of the buildings insurance and for local authority rates. Further details of all occupational costs are available from the letting agents.

VAT

The property is registered for VAT and accordingly VAT will be payable on the rent (inclusive of car parking) and service charge.



TO LET Office Suites

204 Main Street Coatbridge ML5 3RB
Newly refurbished accommodation
From 150 sq ft - 2,000 sq ft
Secure private car parking



For further information please contact:



coatbridgebusinesscentre.co.uk



These particulars do not form any part of a contract. Neither the landlord, the agents nor any of their partners, directors or employees are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchasers or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.
Date of Publication November 2019

Coatbridge Business Centre provides flexible modern workspace solutions ideal for business start ups, project teams, over flow, temporary space or branch offices.



Description

The Business Centre is set within a landscaped site which extends to approximately 0.74 ha (1.83 acres) and provides modern refurbished office/business units set within a 2 storey pavilion with 88 secure car parking spaces to both the front and rear of the property. Coatbridge Business Centre is entered via the double-height, feature entrance with access from both front and rear, leading on to an open reception area. Access to the upper floor is gained via a concrete stair off the reception area or a six person passenger lift. Communal toilet and kitchen facilities are provided on each floor.

Location

Coatbridge lies within the central belt of Scotland, approximately 11 miles east of Glasgow and 38 miles west of Edinburgh. Ideally situated just a few miles from the M8 / A8 Motorway network at the Shawhead junction, the Business Centre provides excellent transport links to the main trunk road network.

The town provides readily accessible public transport links including numerous bus routes and the railway station, which is a short drive from the Business Centre, links Coatbridge Town Centre to Glasgow City Centre and the surrounding Lanarkshire towns.

Coatbridge Business Centre occupies a prominent location on the south side of Main Street approximately 0.5 miles east of Coatbridge Town Centre on the A89, the main arterial link road between Coatbridge and Airdrie. Occupiers within the surrounding area include LIDL Supermarket, Evans Halshaw, Howdens joinery and Magnet.

Accommodation

Coatbridge Business Centre provides office / business accommodation in 37 units ranging from 14 sq m (150 sq ft) to 92 sq m (1,000 sq ft). A schedule of available accommodation can be obtained from the letting agents.

The individual suites generally have carpet or laminate flooring, painted or papered walls and ceiling are of a suspended type with integrated fluorescent diffused lights. Heating is by means of wall mounted electric radiators.

There are 88 secure car parking spaces to both front and rear of the property offering a ratio of 1 car space per 195 sq ft.

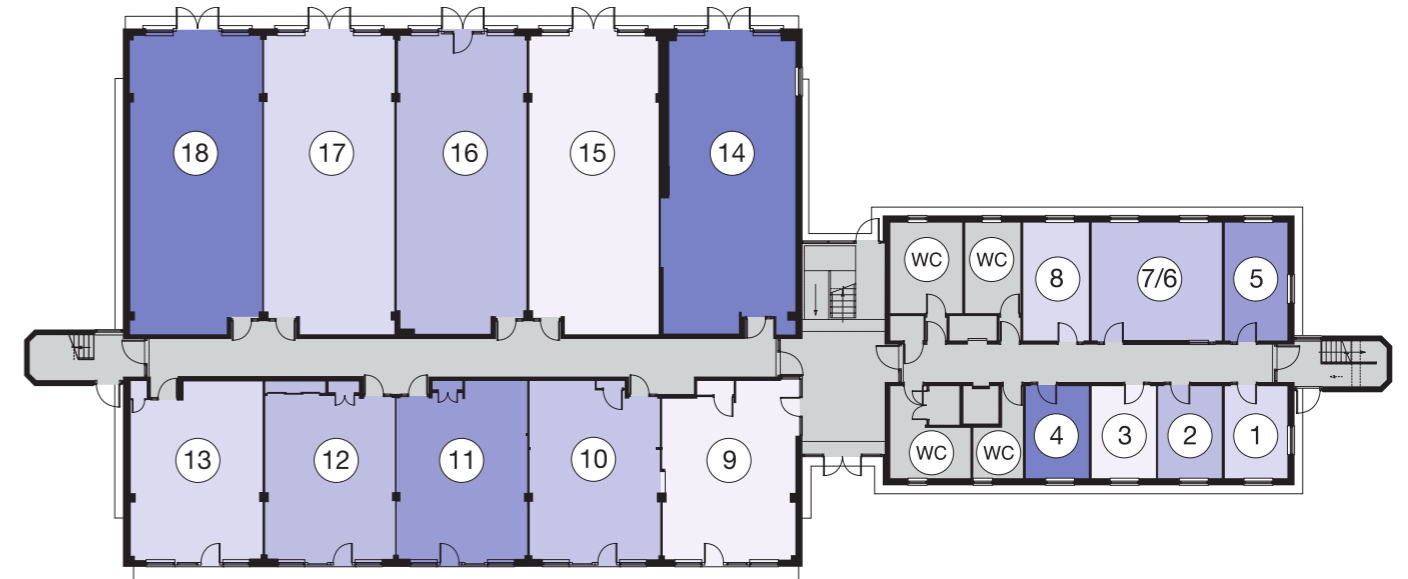
Business Centre Facilities/Services

The Centre benefits from the following:

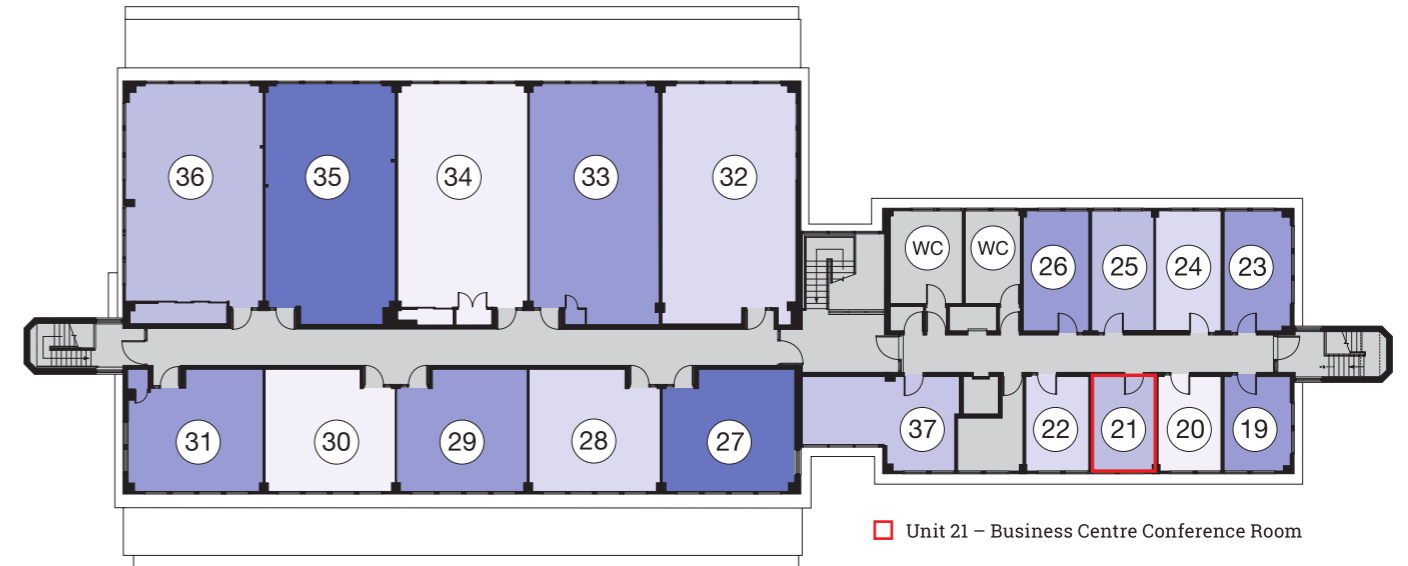
- Communal reception area
- CCTV cameras to all external areas
- Secure door entry system
- Conference room facilities
- Communal toilet facilities
- Tea preparation and kitchen facilities
- 6 person passenger lift
- 88 secure on site car parking to front and rear
- DDA access
- Broadband access
- Monitored security alarm system
- EPC rating 'G'
- Rear service access to some units
- Daily room hire available



Ground Floor



First Floor



Unit 21 – Business Centre Conference Room

Room area size Area (sq ft)

Unit 1	156 sq ft	Unit 11	600 sq ft	Unit 21	153 sq ft	Unit 31	409 sq ft
Unit 2	153 sq ft	Unit 12	583 sq ft	Unit 22	153 sq ft	Unit 32	795 sq ft
Unit 3	154 sq ft	Unit 13	587 sq ft	Unit 23	211 sq ft	Unit 33	803 sq ft
Unit 4	152 sq ft	Unit 14	984 sq ft	Unit 24	207 sq ft	Unit 34	806 sq ft
Unit 5	203 sq ft	Unit 15	1,005 sq ft	Unit 25	199 sq ft	Unit 35	772 sq ft
Unit 6	203 sq ft	Unit 16	1,008 sq ft	Unit 26	199 sq ft	Unit 36	826 sq ft
Unit 7	199 sq ft	Unit 17	1,005 sq ft	Unit 27	409 sq ft	Unit 37	322 sq ft
Unit 8	198 sq ft	Unit 18	1,020 sq ft	Unit 28	400 sq ft	Total	17,199 sq ft
Unit 9	604 sq ft	Unit 19	163 sq ft	Unit 29	400 sq ft		
Unit 10	600 sq ft	Unit 20	160 sq ft	Unit 30	398 sq ft		

