TO LET : INDUSTRIAL PREMISES

UNIT 2 • BLOCK 1 • STIRLING ROAD • CHAPELHALL INDUSTRIAL ESTATE • CHAPELHALL • ML6 8QH

DM HALL



Well-proportioned refurbished industrial unit

Central location with good motorway links.

Excellent visibility from A73.

Dedicated secured yard.

Gross Internal Area – 449.72 sq.m (4,841 sq.ft)

Rental Offers in excess of £38,500 per annum.

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LOCATION

Chapelhall within North Lanarkshire lies a short distance to the north of junction 6 of the M8 corridor. Chapellhall Industrial Estate is centrally located and ideal for a variety of businesses offering the following drive times :-

	Miles	Minutes
M8 motorway (junction 6)	2	3
M74 motorway (junction 5)	9	16
Euro Central	5	9
Glasgow	17	20
Edinburgh	31	50
M80 (Cumbernauld)	8	15

DESCRIPTION

The subject comprises a mid-terrace industrial building of steel frame construction with stone concrete flooring and has been fully refurbished to a high standard.

Internally the property is laid out to provide offices (x3), kitchen and WC facilities to front and a large open plan workshop to the rear with vehicular access from the dedicated secure yard.

SPECIFICATIONS

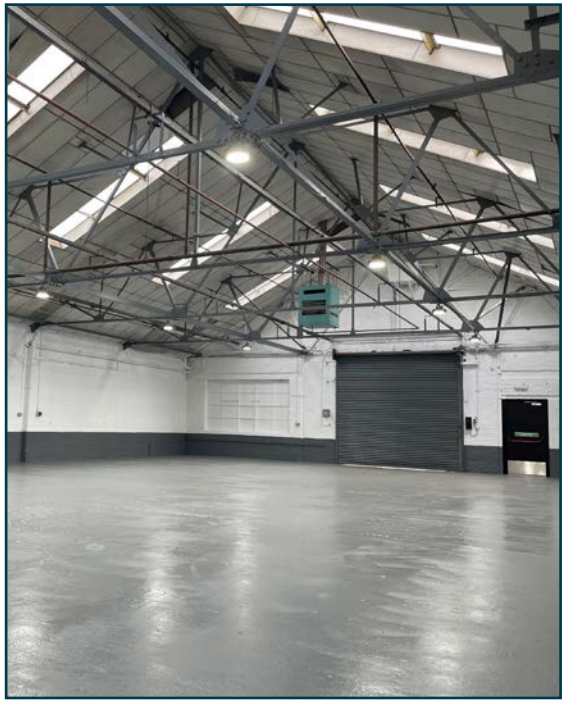
- 3 phase electricity
- Gas supply
- Electrical operated roller shutter door (3.42 meters)
- Energy efficient LED lighting throughout
- New skylights to maximise natural daylight

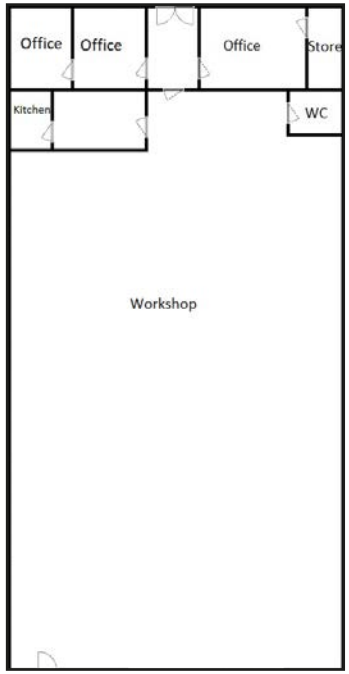
RENT

The property is available on a new full repairing and insuring lease on terms to be agreed. Rental offers in excess of £38,500 per annum are invited.

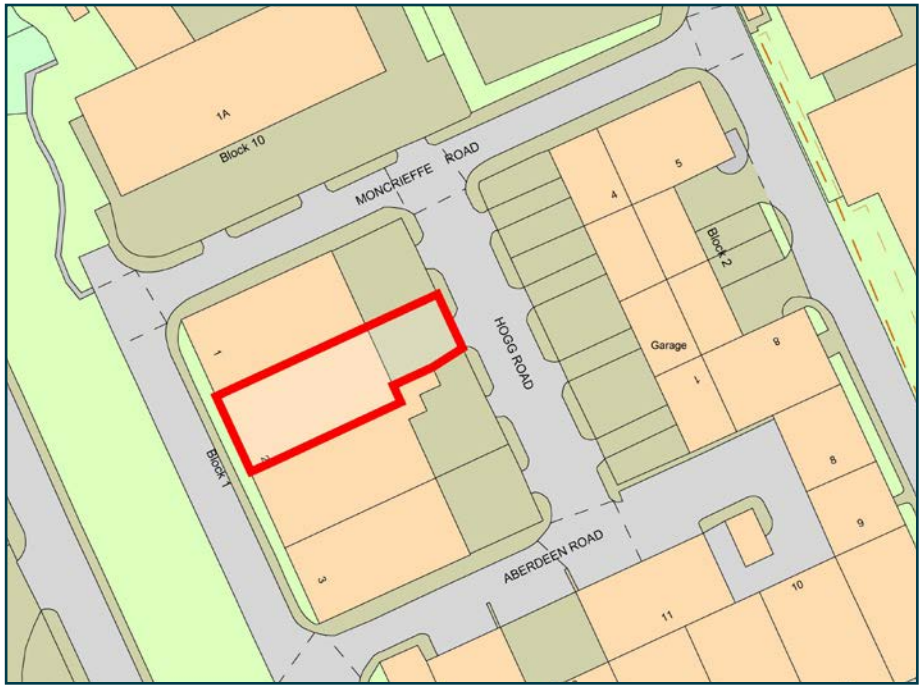
RATING

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £20,750.





For illustration purposes only











EPC

Available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by prior arrangement with:-

Jacqueline King

M: 07917 762 352

E: Jacqueline.King@dmhall.co.uk

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Commercial Department
Unit 3 Cadzow Park, 82 Muir Street, Hamilton ML3 6BJ
01698 284 939

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