

# **TO LET INDUSTRIAL UNIT & SECURE YARD**

**11,018 SQ FT (1,023.60 SQ M)**



**UNIT D2 NORTH CALDEEN RD  
COATBRIDGE ML5 4EF**

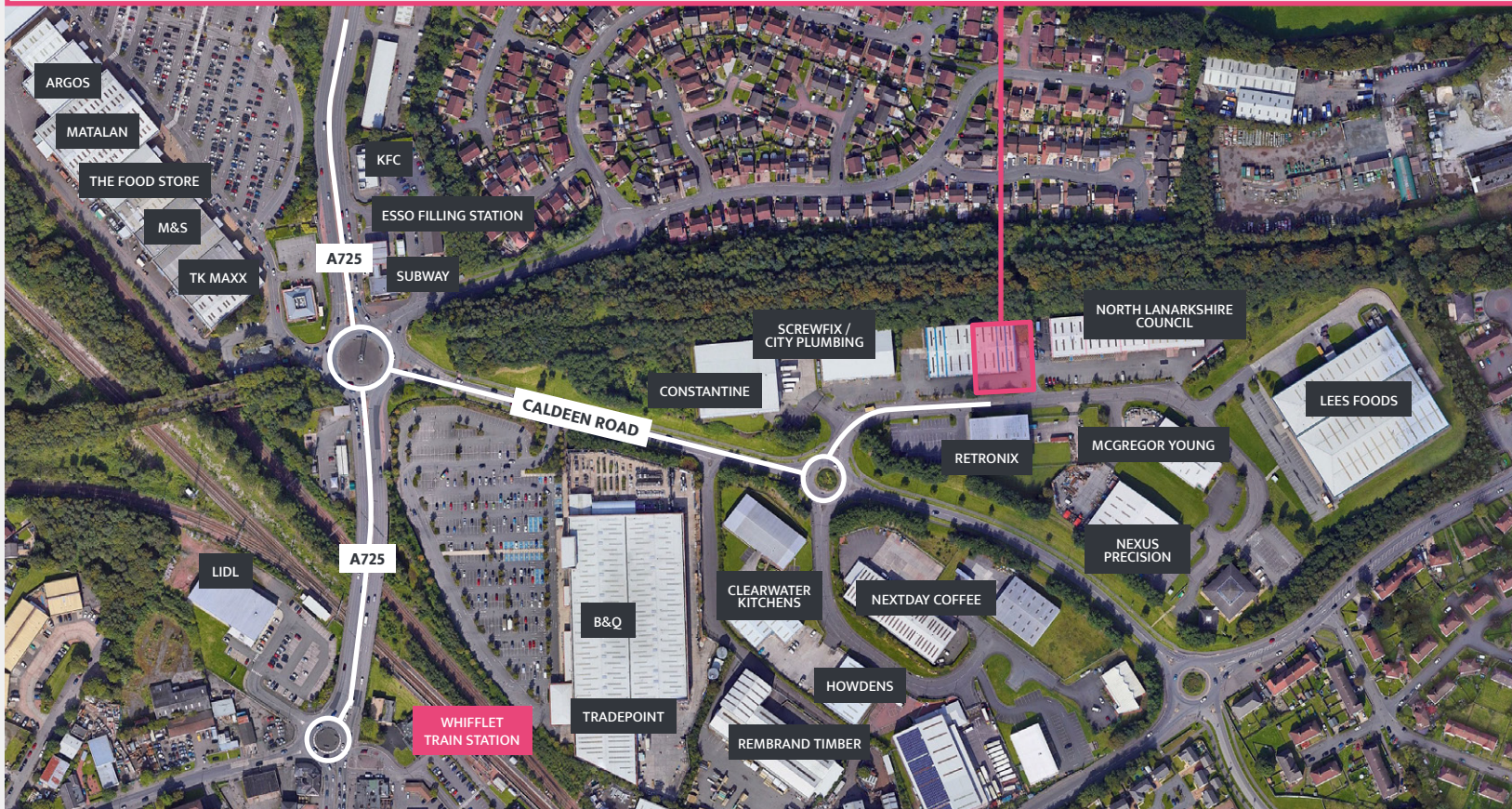
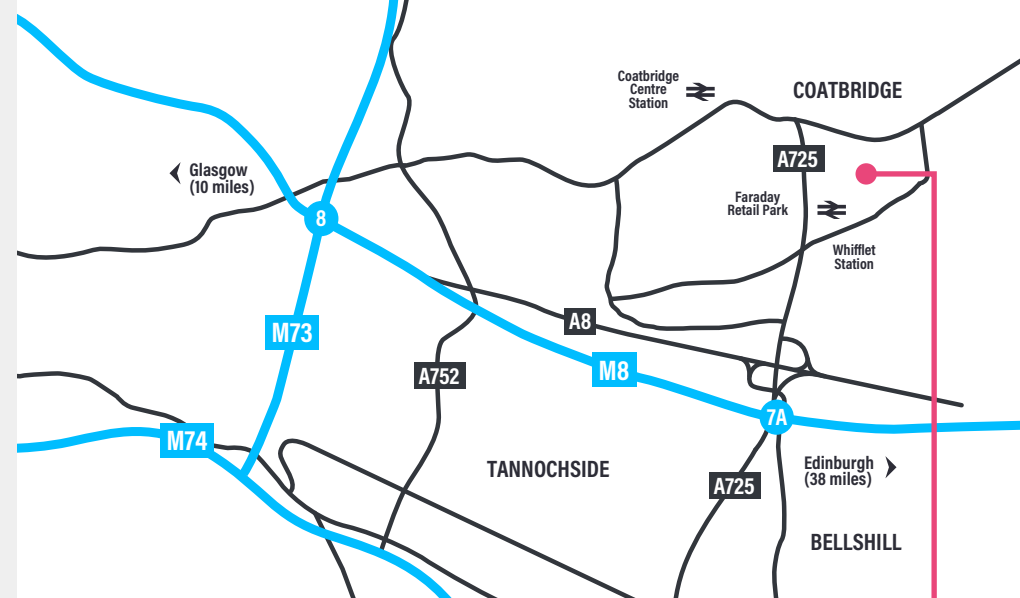
- Fully refurbished modern industrial unit
- Central location with good motorway links
- Dedicated side yard & front parking

# WELL LOCATED

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COATBRIDGE ML5 4EF**

Coatbridge is situated approximately 10 miles east of Glasgow City Centre. North Caldeen Road is situated within Calder Park Industrial Estate which is accessed via Caldeen Road, off the A725 which forms the main arterial road leading onto the M8 motorway at Junction 7A and the M74 at Junction 5. The Baillieston Interchange is located four miles west of North Caldeen Road, providing wider access across the Scottish motorway network.

The location is well served by public transport links with good bus links nearby and Whifflet Station 0.5 mile to the west, Coatdyke Station 1 mile to the east and Coatbridge Central 1 mile to the north.



## DRIVE TIMES

M8	5 mins
M73	11 mins
M74	12 mins
Glasgow	15 mins
Edinburgh	30 mins



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# DESCRIPTION

The property comprises a steel portal framed unit which has been comprehensively refurbished to provide an excellent specification throughout.



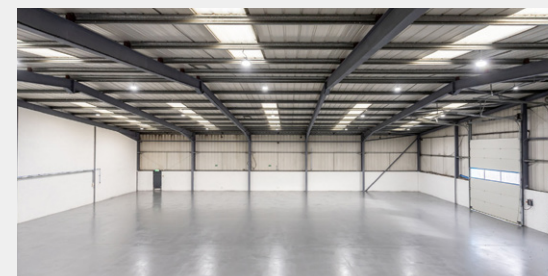
3 phase power



Gas supply with hot  
air blowers



Dedicated car  
parking with 4 no.  
EV charging spaces



1 no. electric roller  
shutter doors  
(4.98 x 3.6m)



Haunch height of  
5.16m with apex of  
6.92m



Dedicated secure  
yard area





## AREA

The unit extends to the following Gross Internal Area:

Warehouse:	10,382 sq ft	964.47 sq m
Mezzanine:	636 sq ft	59.06 sq m

The above warehouse area is inclusive of office, canteen and WC extending to 818 sq ft (76.034 sq m).

## TERMS

The property is available on a new Full Repairing and Insuring lease on terms to be agreed. Please speak to the marketing agent for further information.

## RATEABLE VALUE

The property is entered into the Valuation Roll with a Rateable Value of £72,500.

## EPC

Available upon request.

## VAT

The property is elected for VAT, which is applicable to the rent.

## VIEWINGS & FURTHER INFO

By appointment through the sole marketing agents:

**egm.**

full circle property advice

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