

For Sale

High-quality industrial unit extending to 42,993 sq ft with a yard of 0.89 acres

Block 1, Greenhill Industrial Estate, Coatbridge, ML5 2AG

Description

The subject offers high quality industrial accommodation across two warehouses with a connecting bay as a result of extension. The property is constructed of a steel portal frame with profile metal cladding. The warehouse elements have a pitched roof whilst the offices have a mix of flat and mono pitch. Internally, the warehouse offers concrete screed flooring, LED spotlights and good internal height. The offices are split to offer a range of sizes, providing good specification for purpose.



Specification

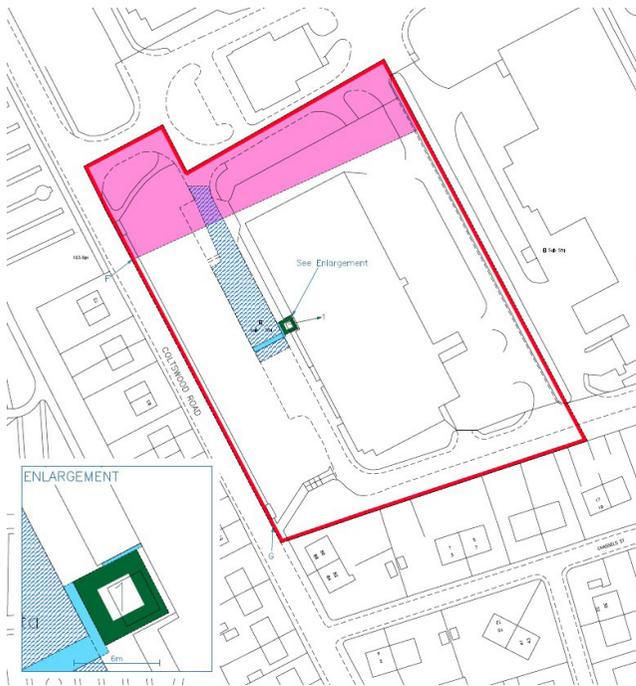
- 42,993 sq ft of high-quality industrial space
- Good proximity to M8 motorway network
- Secured perimeter yard extending to 0.89 acres
- 4x roller shutter doors
- Sufficient car parking
- Clear internal heights extending to 7.6m

Accommodation

Name	sq ft	sq m
Warehouse	35,772	3,323.33
Offices	3,136	291.34
Mezzanine	1,418	131.74
External Store	2,667	247.77
Total	42,993	3,746.4

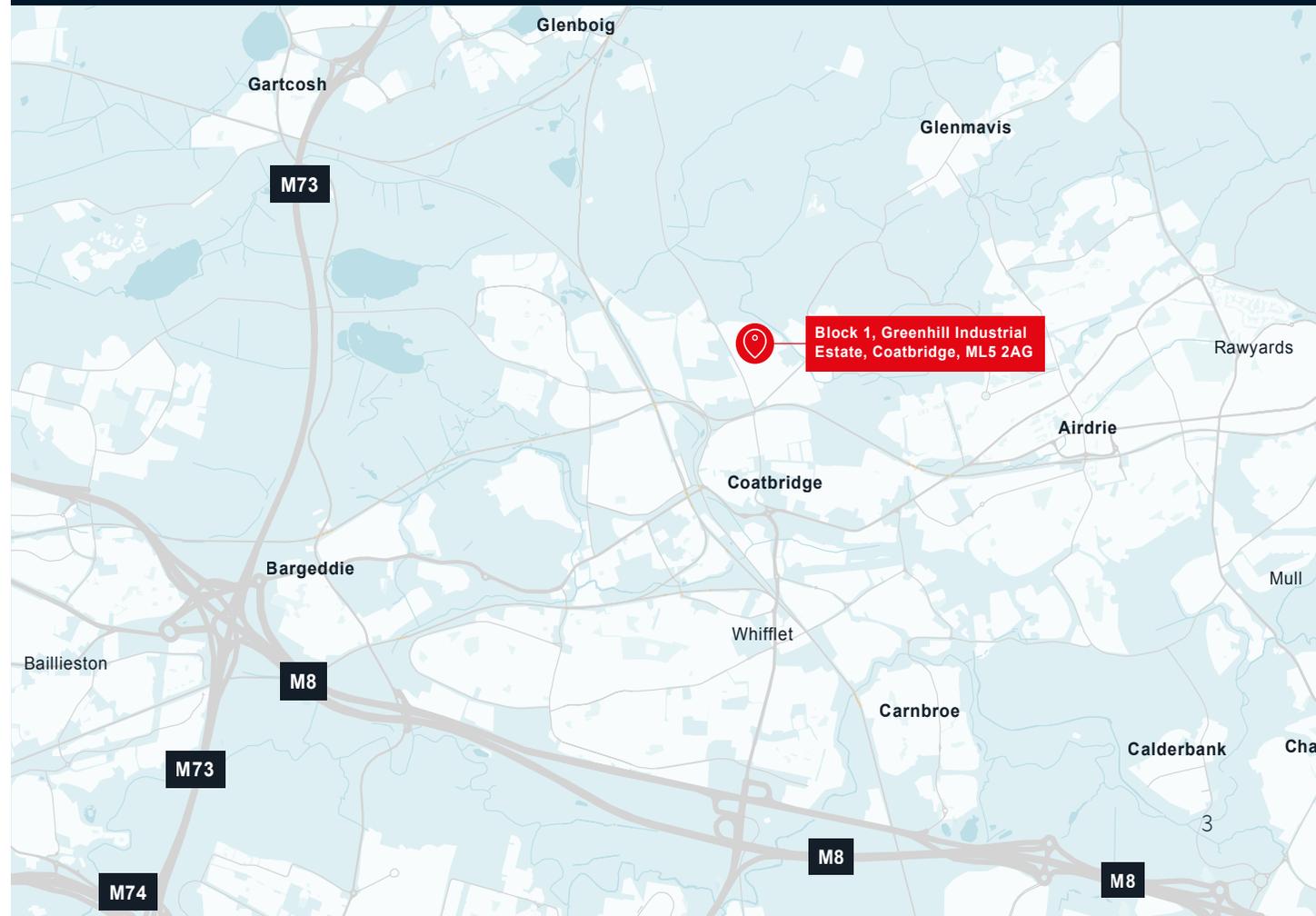
Location

Coatbridge is an established industrial location and sits roughly 8 miles east of Glasgow City Centre, and 38 miles west of Edinburgh. Greenhill Industrial Estate is located 2 miles north from connections to the A8/M8 motorway which is part of the central network in Scotland. It lies 22 miles north east of Glasgow Airport and 31 miles west of Edinburgh Airport.



Situation

The property is accessed off of Coltswood Road (B804) in Coatbridge. The immediate surrounding location is predominantly industrial in nature, with neighbouring occupiers including Allied Timber Manufacturing, Soil Engineering and Henry Waste Management.



Additional Information

Offers

Offers are invited for the heritable interest of the subject site. Interested parties should register their interest with the sole selling agents at an early stage in order to be kept advised of any potential closing date which may be set. Please note that our client is not obliged to accept the highest or indeed any offer submitted for the site.

Legal costs

Each party will be responsible for their own legal costs for any transaction. The purchaser will be responsible for LBTT, registration due and VAT.

VAT

The site is VAT elected and will be payable on the transaction.

Further information

Further information can be accessed via the sole selling agents:

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Scott McPherson

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