

To Let / For Sale

10 Palacecraig Street, Rosehall Industrial Estate, Coatbridge, ML5 4TF

69,705 sq ft (6,475.81 sq m)

- 69,705 sq.ft For Sale/ To Let
- Excellent opportunity
- Established industrial location
- M8 corridor and close proximity to Eurocentral
- Secure site
- Generous yard area and staff carpark



Warehouse- For Sale/To Let

69,705 sq.ft Industrial Warehouse with Secure Yard- For Sale/May Let

Location

Scotland's prime industrial location for storage and distribution occupiers is Eurocentral, located just 3 miles east of the subject property. Outwith Eurocentral the prime industrial locations in the west of Scotland include areas such as Cambuslang and Bellshill. Coatbridge's proximity to Eurocentral, Bellshill and its easy access to the national motorway network makes it an attractive location for industrial occupiers. We have seen good levels of demand for properties in this area, with nearby industrial estates performing well. M8 Interlink, which was purchased by Aberdeen Standard Investments c.2 years ago continues to perform well and help drive market rents.

Description

The property comprises a detached industrial unit with 2 storey offices, which has been extended and refurbished in the last 5-10 years. The original warehouse is of steel portal frame construction and was built in the early 1980s, surmounted by a mono-pitched metal clad roof. The property comprises 5 roller shutter vehicle access doors, two of which have raised level loading access. The property has approximately 55 vehicle carparking spaces, and a tarmac surface yard to the front, side and rear. The property has been measured within the RICS Code of Measuring Practice 6th Edition, and comprises 69,705 sq.ft. The internal warehouse accommodation is not uniform in its layout, however, we believe the space not to be overly bespoke that it would hinder many typical industrial occupiers.

Accommodation

The accommodation comprises of the following

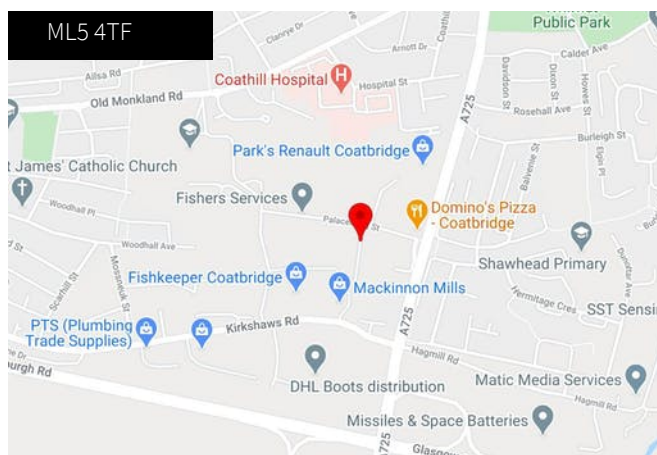
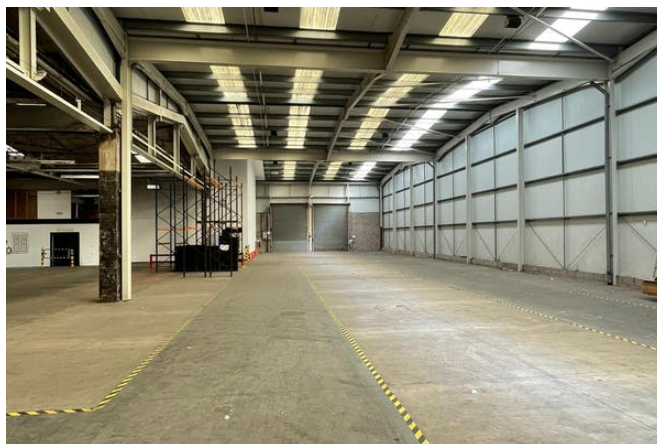
Name	Sq ft	Sq m	Availability
Building	69,705	6,475.81	Sold
Total	69,705	6,475.81	

Viewings

If you would like to arrange a viewing please arrange this via one of the marketing agents.

Anti Money Laundering Regulation

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



Rent

£4.25 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Price

£2,800,000

EPC

This property has been graded as D (57).

Business Rates

Upon Enquiry

Viewing & Further Information

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