



Unit E6

North Caldeen Road, Coatbridge, ML5 4EF

Modern industrial unit to let

1,605 sq ft
(149.11 sq m)

- Business rates exempt under the Small Business Bonus Scheme

Unit E6, North Caldeen Road, Coatbridge, ML5 4EF

Summary

Available Size	1,605 sq ft
Rent	£18,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	A small estates charge applies. Further detail on request.
EPC Rating	Upon enquiry

Description

The unit forms part of a forms of modern industrial terrace, with communal yard to the front facing North Caldeen Road. Each unit benefits from dedicated parking. The unit provides an excellent specification as follows:

- Electric roller shutter door
- Existing office and toilet facilities
- 3 phase power
- Clear internal eaves height of 6.16m
- Dedicated parking

Location

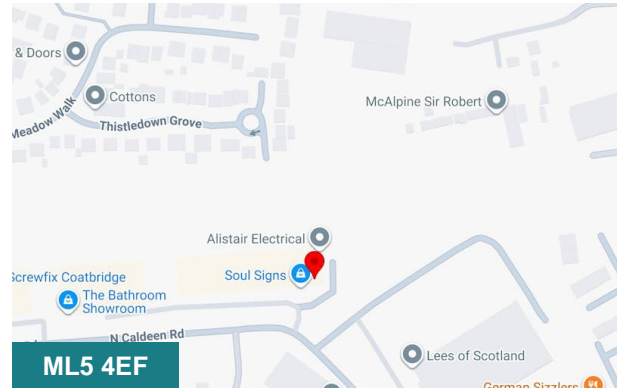
North Caldeen Road is situated in the commercial heart of Coatbridge and benefits from surrounding amenities and easy access onto the A725, providing direct access onto the M8 at Junction 7a, and the M74 via the A725.

The Baillieston Interchange is located four miles west of North Caldeen Road, providing wider access across the Scottish Motorway network. Neighbouring occupiers include Screwfix, Howdens and Rembrand Timber.

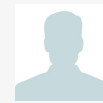
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - E6	1,605	149.11	Available
Total	1,605	149.11	



Viewing & Further Information



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