



TO LET



MODERN INDUSTRIAL/WAREHOUSE UNIT

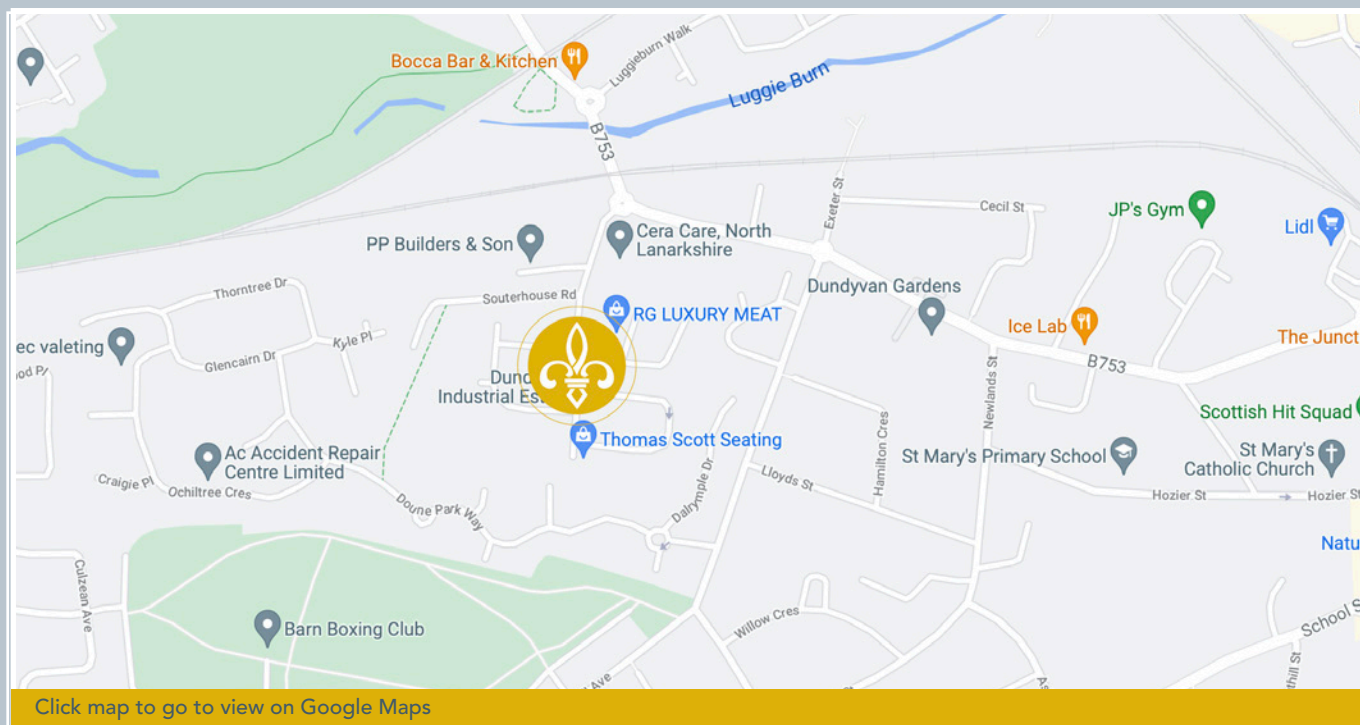
**Unit J, Dundyvan Enterprise Park,
12 Dundyvan Way,
Coatbridge, ML5 4FR**

- 4,945 sq. ft. (459.4 sq. m.)
- Established industrial / business location;
- Close to M8 motorway;
- Internal clear height of 14¾ (4.5 m).
- Electrically operated loading door
12 ft. (high) x 13 ft. (wide) (3.73 m x 4.0 m)..



Unit J, Dundyvan Enterprise Park,
12 Dundyvan Way,
Coatbridge, ML5 4FR

www.rosslynproperty.com
0141 442 0021



LOCATION

Dundyvan Enterprise Park lies to the south west of Coatbridge town centre and can be accessed via Dundyvan Road (B753), from Bank Street (A89) or Coatbank Street (A725), both of which link directly to the M8 motorway. Coatbridge lies within the heart of Scotland's Central Belt, just 11 miles to the east of Glasgow and 38 miles to the west of Edinburgh. The A725 dual carriageway links the town with the M8 (Junction 8) and the M74 (Junction 5), which in turn allows easy access to the M73 and M80 motorways. Coatbridge is also very well served by public transport, with regular train and bus routes passing through the town.

DESCRIPTION

Dundyvan Enterprise Park provides a total of 43,381 sq. ft. of modern industrial/warehouse accommodation formed in three separate blocks, with 16 individual units ranging from approximately 1,470 to 5,000 sq. ft. Each unit has a minimum internal height of 14 $\frac{3}{4}$ (4.5 m) with an electrically operated roller shutter loading door and 3-phase power supply. There are double glazed windows to the front to accommodate a tenant's office fit out. Presently, only Unit J is available to lease directly from the landlord.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate it has a gross internal area of approximately:

Unit J	4,945 sq. ft.	459.4 sq. m.
--------	---------------	--------------

AVAILABILITY & OCCUPATIONAL COSTS

Unit J is available to lease on full repairing and insuring terms for a period to be agreed, subject to a minimum of 5 years. Details on the annual rent and service charge are given below, all figures are subject to VAT.

Unit	Rent	Service Charge
Unit J	£31,650	£2,350.00

ENERGY PERFORMANCE CERTIFICATE

Unit J has an EPC rating of C+ and a copy of the certificate is available on request.

RATEABLE VALUE

The property's Rateable Value (RV) has still to be assessed but, based on similar sized, neighbouring units, we anticipate a RV of around £28,000. The uniform business rate for 2021/22 is £0.49. Payment of business rates and water and sewage rates is a tenant's responsibility.

Interested parties should make their own enquiries with the Local Assessor and further information is available at www.saa.gov.uk (or tel. 01698 476000).

LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction and, in the usual manner, the ingoing tenant will be responsible for any registration fees and, if appropriate, LBTT.

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT at the prevailing rate



Unit J, Dundyvan Enterprise Park,
12 Dundyvan Way,
Coatbridge, ML5 4FR

www.rosslynproperty.com
0141 442 0021



Dundyvan
Enterprise
Park

VIEWING

For viewings or further information, please contact:



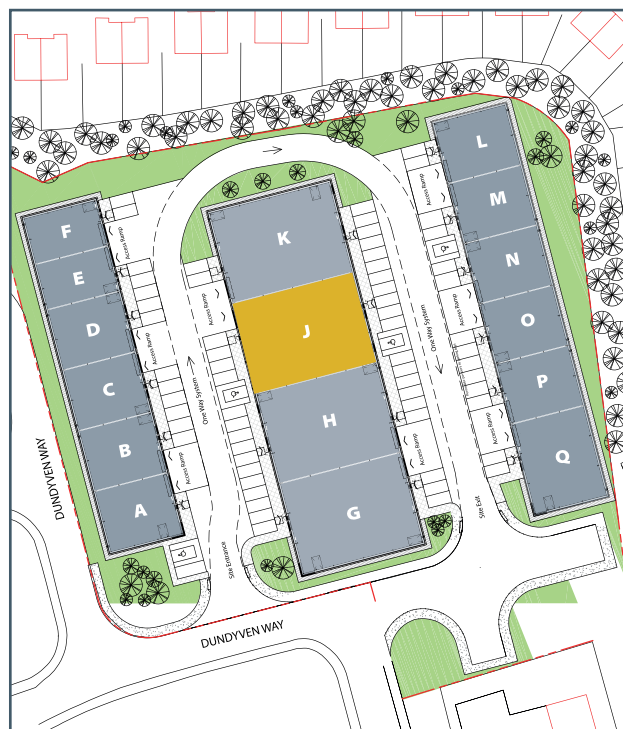
Stephen St. Clair MRICS
Rosslyn Property Ltd.
Suite 11, Jacobean House,
1A Glebe Street,
East Kilbride, G74 4LY

stephen.stclair@rosslynproperty.com
Tel: 07795 426771

JOINT AGENTS

Ryden
Tel: 0141 204 3838

Savills
Tel: 0141 248 7342



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rosslyn Property Ltd. in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rosslyn Property Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Publication Date: SEPTEMBER 2021