



To Let

Unit 1, Centrum Business Park, 5 Hagsmill Road, Coatbridge, ML5 4TD

Refurbished Industrial Unit

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Location

Centrum Business Park is located in Coatbridge, North Lanarkshire and lies approximately 8.5 miles to the east of Glasgow city centre.

The property is situated in Hagmill Road, occupying a prominent site within an established industrial location. Hagmill Road connects with the A725 which provides access to the A8, M8 and M74 Motorways which in turn provides easy access to Glasgow, Edinburgh and Carlisle.

Description

Unit 1 comprises a refurbished unit, with staff welfare facilities located within. The premises benefit from a new roof, roller shutter access, LED lighting and gas/electricity connections. Externally, the unit has parking and yard space.

Accommodation

Unit 1 has the following approximate Gross Internal Area:

Floor	Sq ft	Sq m
Ground	3,649	339

Tenure

Leasehold.

Terms

The premises are available by way of a new Full Repairing and Insuring Lease

Business rates

We understand that the property is assessed as follows:

Rateable value: £19,400

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Service charge

A service charge will be applicable to the property.

EPC

An Energy Performance Certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.



**If you would like to know
more please get in touch.**

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- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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