



To Let

Unit 8, Centrum Business Park, 5 Hagmill 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 8 comprises of a terraced industrial unit which has undergone refurbishment works. The property benefits from a roller shutter door, new roof cladding with translucent panels. Internally, the unit has a clear internal height of 3.77 metres.

Accommodation

Unit 8 has the following approximate Gross Internal Area:

Floor	Sq ft	Sq m
Ground	6,187	574.79

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: £33,000

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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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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