

TO LET

# INDUSTRIAL UNIT & SECURE YARD

AVAILABLE IMMEDIATELY

10,095 SQ FT  
(937.84 SQ M)

UNIT D1 NORTH CALDEEN RD  
COATBRIDGE ML5 4EF

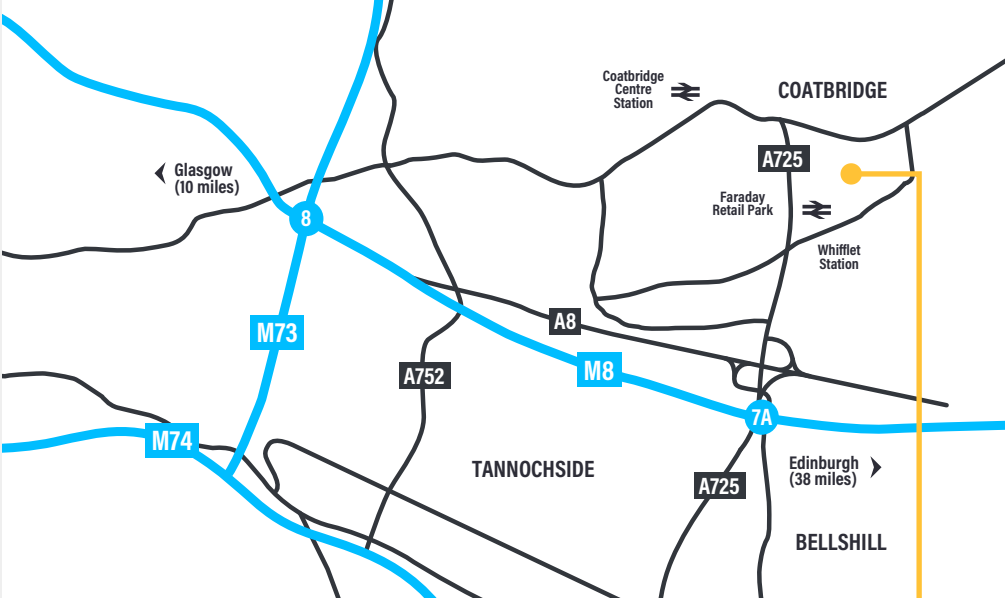
- Fully refurbished modern industrial unit
- Central location with good motorway links
- Dedicated yard & parking



# LOCATION

Coatbridge is situated approximately 10 miles east of Glasgow City Centre. North Caldeen Road is situated within Calder Park Industrial Estate which is accessed via Caldeen Road, off the A725 which forms the main arterial road leading onto the M8 motorway at Junction 7A and the M74 at Junction 5. The Baillieston Interchange is located four miles west of North Caldeen Road, providing wider access across the Scottish motorway network.

The location is well served by public transport links with good bus links nearby and Whifflet Station 0.5 mile to the west, Coatdyke Station 1 mile to the east and Coatbridge Central 1 mile to the north.



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## DRIVE TIMES

M8	5 mins
M73	11 mins
M74	12 mins
Glasgow	15 mins
Edinburgh	30 mins





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# DESCRIPTION

The property comprises a steel portal framed unit which has been comprehensively refurbished to provide an excellent specification throughout.

**FULLY REFURBISHED  
OFFICE & WC FACILITIES**



**NEW SKYLIGHTS TO MAXIMISE NATURAL DAYLIGHT  
+ NEW ENERGY EFFICIENT LED LIGHTING**



3 phase power



Gas supply with hot  
air blowers



Fibre broadband  
up to 1Gb speed  
available



2 no. electric roller  
shutter doors  
(6.11 x 5.06m)



Haunch height of  
5.17m with apex of  
6.94m



Intruder Alarm &  
CCTV Monitoring  
System



**DEDICATED PARKING AND  
SECURE SURFACED YARD  
WITH PERIMETER FENCING  
& LED SECURITY LIGHTING**





## UNIT D1 NORTH CALDEEN RD COATBRIDGE ML5 4EF

### AREA

The unit extends to the following Gross Internal Area:

Warehouse	10,095 sq ft	937.84 sq m
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\*The above area is inclusive of office content extending to 443 sq ft (41.16 sq m).

### TERMS

The units are available on new Full Repairing and Insuring lease terms at a rent of £70,000 per annum. Please speak to the marketing agents for further information.

### RATEABLE VALUE

The property is entered into the Valuation Roll with a Rateable Value of £58,500. Occupiers may benefit from 12 months 100% rates relief under the Scottish Government's Fresh Start provisions.

### EPC

To be completed.

### VAT

The property is elected for VAT, which is applicable to the rent.

### VIEWINGS & FURTHER INFO

By appointment through the joint marketing agents:

**CBRE**  
0141 204 7666  
[www.cbre.co.uk](http://www.cbre.co.uk)

Gregor Davidson  
07584 032 364  
[gregor.davidson@cbre.com](mailto:gregor.davidson@cbre.com)

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