

UNIT 4 11 HAGMILL CRESCENT COATBRIDGE

TO LET - PRELIMINARY DETAILS

UNDER
REFURBISHMENT



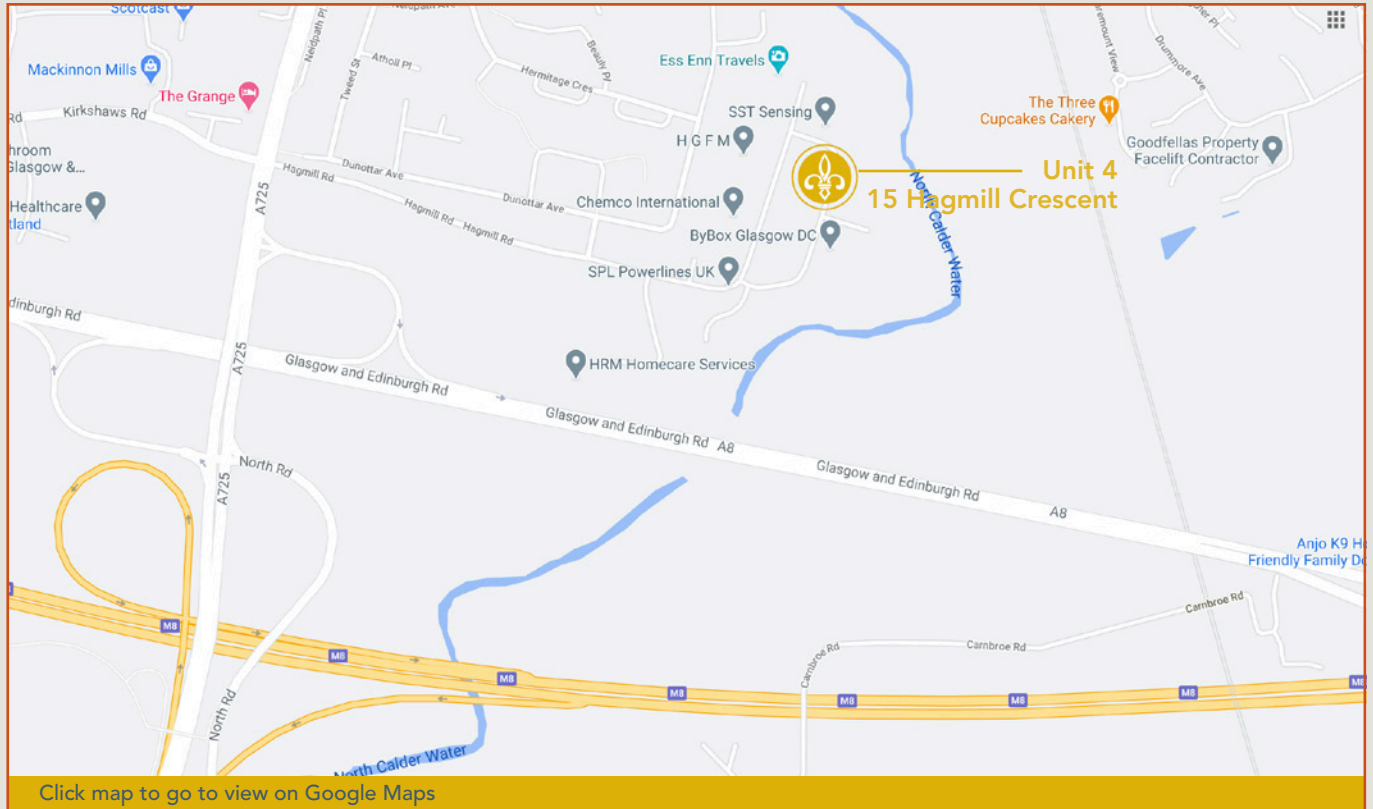
MODERN INDUSTRIAL UNIT WITH OFFICES

**Unit 4, 11 Hagmill Crescent,
East Shawhead Industrial Estate,
Coatbridge, ML5 4NS**

- 14,199 sq ft (1,319.1 sq m);
- M8 motorway corridor location;
- 20½ ft (6.25 m) clear internal height;
- Private loading area & 15 car parking spaces;
- Two storey office accommodation.



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LOCATION

The property is located on Hagmill Crescent, within East Shawhead Industrial Estate, Coatbridge, which lies adjacent to the A8 (Glasgow & Edinburgh Road), with easy access to the M8 motorway, around 10 miles to the east of Glasgow city centre and 2 miles to the south of Coatbridge town centre. The neighbouring towns of Airdrie, Bellshill and Motherwell are all within easy reach.

Hagmill Crescent is accessed via Hagmill Road and the Shawhead Interchange, which is at the junction of the A8/M8 motorway and A725 dual carriageway. The M73 and M74 motorways are also within easy reach, either via the A8/M8 and Baillieston Interchange or the A725.

DESCRIPTION

The subject comprises a modern, semi-detached industrial/warehouse building with office accommodation incorporated within a two storey block to the front of the property.

The warehouse benefits from three phase electricity supply; high bay spot lighting; a large electrically operated loading door, 14½ ft. (high) x 13½ ft. (wide) (4.4 m x 4.1 m); blockwork around the internal perimeter walls; and a clear internal height of around 20½ ft. (6.25 m) rising to 28 ft. (8.65 m) at the roof apex.

Office space is provided in four rooms, two on each floor, with a separate ground floor reception area, and benefits from gas central heating, double glazed windows and perimeter trunking. The offices are to be redecorated, including new carpets and new LED lighting. Electrically operated security grills protect the ground floor windows. Externally, the property benefits from fifteen car parking spaces and a dedicated loading area in front of the roller shutter door.



Dedicated parking



High bay, clear span warehouse

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First floor offices



Ground floor offices

ACCOMMODATION

We calculate the gross internal floor area to be approximately 14,209 sq ft (1,320.1 sq m).

This area can be broken down into the following component parts:

Warehouse:	11,610 sq. ft.	(1,078.5 sq. m.)
Ground floor offices etc.	1,318 sq. ft.	(122.4 sq. m.)
First floor office etc.	1,271 sq. ft.	(118.2 sq. m.)
Total	14,209 sq. ft.	(1319.1 sq. m.)

AVAILABILITY & OCCUPATIONAL COSTS

The property is available to lease on new full repairing and insuring terms for a period of at least five years and with a rent of £85,000 + VAT per annum. A service charge exists at the courtyard and Unit 4 contributes a 28.39% share to the total cost, presently budgeted as £2,777.96 + VAT per annum.

ENERGY PERFORMANCE CERTIFICATES

A copy of the certificates and recommendation reports are available upon request.

LOCAL AUTHORITY RATES

Presently, the property has a Rateable Value (RV) of £55,000 and the rates poundage for 2021/22 is £0.503. As a result, rates payable for the full financial year 2021/22 would be around £27,665.

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

Payment of water and sewerage rates will also be the tenant's responsibility.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction and, in the usual manner, the tenant will be responsible for Registration fees and, if appropriate, Land & Buildings Transaction Tax.

DATE OF ENTRY

Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT.

VIEWING

For viewings or further information, please contact:



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Publication Date: APRIL 2021