

To Let

Unit E3, North Caldeen Road, Coatbridge, Lanarkshire, ML5 4EF

5,247 sq ft (487.46 sq m) GIA

- Modern warehouse with office space
- Recently refurbished
- Superb opportunity
- Excellent communication links
- 7.5 metres to apex of the roof



Location

Coatbridge has benefited from significant infrastructure investment in recent years, and is now one of the best connected locations in Scotland. The properties at North Caldeen Road are a short distance to the new M8 motorway at Junction 7A, providing direct routes to Glasgow and Edinburgh.

The Baillieston Interchange lies 3 miles west of North Caldeen Road and is the main hub of the Scottish motorway network. Scotland's main motorways converge at this point, thus allowing efficient distribution both locally and nationally.

Description

The property is part of a larger terrace of modern industrial warehouses. The estate fronts on to North Caldeen Road, and comprises a separate communal yard space separate from the public road.

Unit E3 is a modern and recently refurbished industrial warehouse. The property comprises a generous eaves height of 6.16m, rising to an apex height of 7.37m, thus can support storage and distribution occupiers. The premises offer good quality ground floor office accommodation, including two toilet units, extending to approximately 600 sq.ft.

Travel Times and Distances

- **Glasgow**- 20 mins (12 miles)
- **Edinburgh**- 40 mins 38 miles)
- **Bellshill**- 10 mins (3 miles)

EPC

Available upon request.

Rent

For further information regarding the rent payable please contact the marketing agents.

VAT

All figures are quoted exclusive of VAT.

EPC

This property has been graded as Exempt: EPC has been commissioned, will be available in less than 28 days.

Rent

Available on Request



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