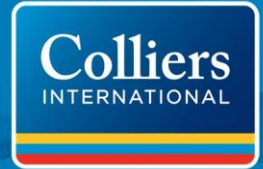


TO LET

INDUSTRIAL/TRADE UNITS

* NEWLY REFURBISHED *



Waverley Trading Estate, Waverley Street, Coatbridge ML5 2BE

- 3,196 sq ft to 8,522 sq ft
- Capable of combination to meet larger requirements up to 39,320 sq ft
- Potential for dedicated yards subject to unit size
- Excellent location within established industrial area
- Fast and easy access to national motorway network

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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LOCATION

The North Lanarkshire town of Coatbridge lies 11 miles to the east of Glasgow city centre and 38 miles west of Edinburgh. The recently upgraded M8 motorway, lying at the southern edge of the town provides improved road connectivity across Scotland with the A725 dual carriageway linking the town with the M74 (Junction 5 - Raith). Easy access is afforded to the M73 via the Baillieston Interchange which lies approximately 5 minutes to the west. Mainline rail links are provided with stations at Coatbridge Central, Whifflet, Coatdyke and Sunnyside, whilst the area benefits from regular bus services travelling to Glasgow and the surrounding area.

Waverley Trading Estate is located on Waverley Street within the Northburn industrial area of Coatbridge, approximately one mile north of the town centre.

DESCRIPTION

The subjects comprise a former industrial complex which is being reconfigured and refurbished to provide 8 flexible industrial/trade units which will comprise warehouse space in addition to office and WC accommodation, together with vehicular access doors, 3 phase power and communal yardage and car parking. Some units offer the potential for dedicated yards subject to unit size. Units can be combined to meet larger size requirements.

ACCOMMODATION

Once completed, the units will have the following approximate Gross Internal Areas:

Unit 1	4,378 sq ft	406.7 sq m
Unit 2	3,196 sq ft	296.9 sq m
Unit 3	3,484 sq ft	323.7 sq m
Unit 4	5,125 sq ft	476.1 sq m
Unit 5	5,345 sq ft	496.6 sq m
Unit 6	4,575 sq ft	425.0 sq m
Unit 7	8,522 sq ft	791.7 sq m
Unit 8	4,695 sq ft	436.2 sq m

The units can be combined to meet larger size requirements.

TERMS

The units will be available to lease on standard Full Repairing and Insuring terms, for a duration to be agreed between the parties.

RENT

£5.00 per sq ft.

RATES

Unit	Rateable Value
Unit 1	£16,600
Unit 2	£11,800
Unit 3	£12,800
Unit 4	£20,000
Unit 5	£19,600
Unit 6	£15,600
Unit 7	£27,500
Unit 8	£17,400

EPC RATING

EPCs will be available on completion.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of VAT which will be payable.

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Misrepresentation Act

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