



TO LET



INDUSTRIAL / WAREHOUSE WITH OFFICES

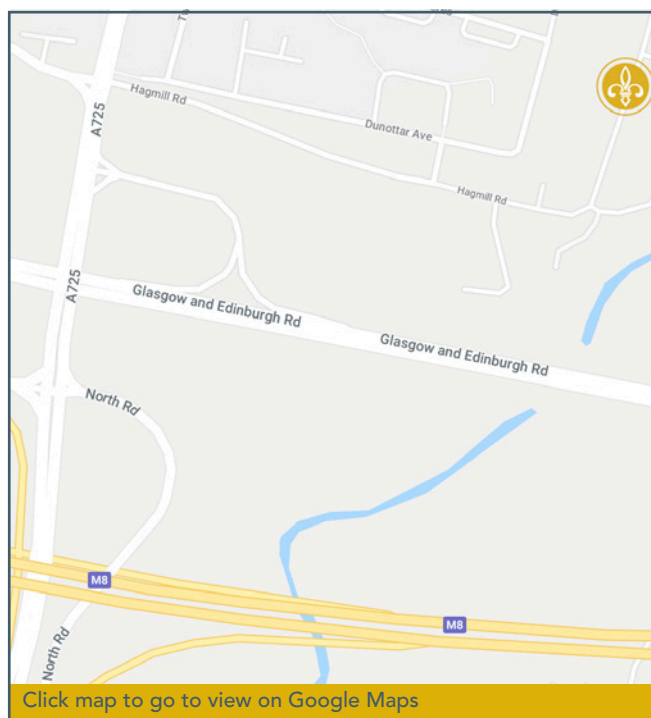
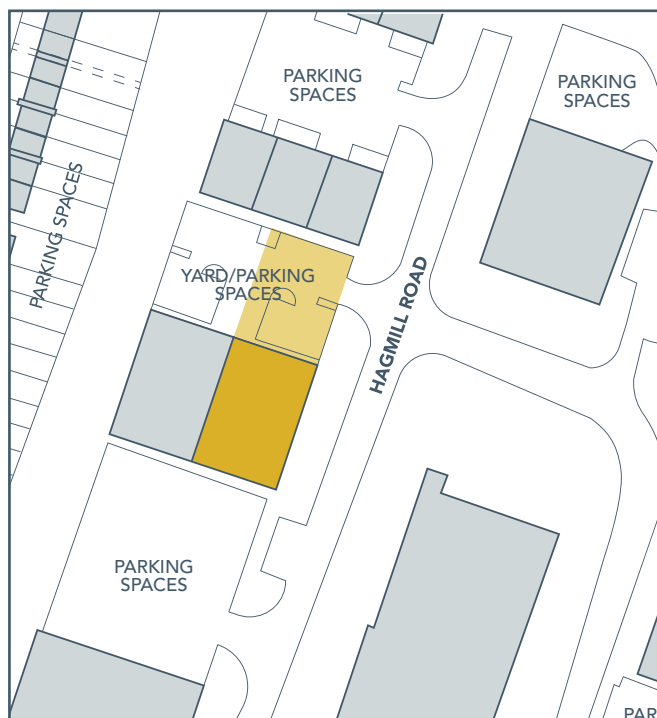
**Unit 2, 37 Hagmill Road
Coatbridge, ML5 4XD**

- 7,838 sq ft (728.17 sq m) approx.
- Semi-detached warehouse with two storey office accommodation
- Shared, palisade fenced yard
- 17 car parking spaces
- Easy access to M8 and M74 motorways



Unit 2, 37 Hagmill Road
Coatbridge, ML5 4XD

www.rosslynproperty.com
0141 442 0021



LOCATION

The property is located on Hagmill Road within the established East Shawhead Industrial Estate, Coatbridge. Coatbridge is situated 11 miles east of Glasgow City Centre and 30 miles from Edinburgh.

Access is excellent with the A725 and the A8 dual carriageways located nearby, both connecting to the M8 motorway, providing access to the M74, M80 and the wider motorway network.

DESCRIPTION

Unit 2 is a modern semi-detached warehouse with a two storey office and staff block and forecourt.

The unit is of steel portal frame construction under a pitched roof, with a clear internal height of approximately 20 ft (6.2 m). Natural light is provided via translucent roof panels and artificial lighting via sodium spot lights. Access is provided via an electrically operated loading door, 14¾ ft high x 13 ft wide (4.5 m x 4.0 m).

The office element is split over ground and first floors providing good quality accommodation with Cat 2 lighting, suspended ceilings, perimeter trunking and gas central heating. There are toilets on both the ground and first floors.

Externally, the forecourt provides a concrete surfaced yard plus seventeen dedicated car parking spaces. The forecourt is secured with palisade fencing and is floodlit. Access is shared with the adjacent tenant.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the gross internal area to be as follows:

Warehouse	5,815 sq. ft.	540 sq. m.
Office/Staff Block	2,023 sq. ft.	188 sq. m.
TOTAL	7,838 sq. ft.	728 sq. m.

AVAILABILITY & OCCUPATIONAL COSTS

The property is available to lease on standard full repairing and insuring terms. The annual rent would be around £44,000 + VAT. No service charge is applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C and a copy of the certificate and recommendation report is available on request.

LOCAL AUTHORITY RATES

Unit 2's rateable value is £31,000.00. The UBR for 2018/19 is £0.48 indicating an annual property rates bill of around £15,000.

Interested parties should contact Lanarkshire's Assessors Department for further information www.saa.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal costs. With the tenant responsible for registration fees and, if applicable any land and buildings transaction tax.

DATE OF ENTRY

The property has been vacated and entry is available immediately upon conclusion of missives.

VAT

VAT is applicable at the prevailing rate.

Unit 2, 37 Hagmill Road
Coatbridge, ML5 4XD

www.rosslynproperty.com
0141 442 0021



VIEWING

For viewings or further information, please contact:



0141 442 0021

Stephen St. Clair MRICS
Rosslyn Property Ltd.
Suite 11, Jacobean House,
1A Glebe Street,
East Kilbride, G74 4LY

stephen.stclair@rosslynproperty.com
Tel: 07795 426771



Alex MacKay
Knight Frank.
1st Floor
25 Bothwell Street
Glasgow, G2 6NL

alex.mackay@knightfrank.com
Tel: 0141 566 6011

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rosslyn Property Ltd. in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rosslyn Property Ltd. nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

Publication Date: AUGUST 2018