

OFFICE BUILDING

PALACECRAIG STREET, COATBRIDGE ML5 4TF

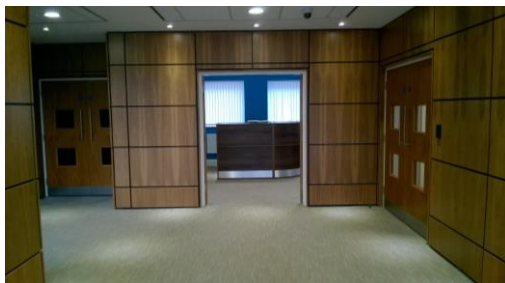
TO LET
6,811.31 sq ft (632.79 sq m)



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LOCATION

Coatbridge is located approximately 11 miles east of Glasgow City centre, accessible via the A8/M8.

The property is located to the north of the A8/M8 at the junction with the A725 providing excellent access throughout the Central Belt and to the north/south via the M80 and M74 motorways.

The property is situated to the west of Palacecraig Street adjacent to Rosehall Industrial Estate.

DESCRIPTION

The subject property comprises a two storey integral office block within a larger industrial property. The specification includes:

- Steel portal frame construction with brickwork/profiled metal clad elevations
- Recently refurbished office accommodation
- Shared Canteen

Ground Floor Offices:

- Solid concrete floors carpet covered
- Wall mounted IT & Power sockets
- Metal frame double glazing
- Suspended ceiling with strip fluorescent lighting
- Board room with AC
- Fire & Intruder alarms
- Dedicated reception room
- Disabled toilet

First Floor Offices:

- Same specification as ground floor offices
- 5x private offices/meeting rooms
- Male & Female toilets

Externally:

- 51 Car parking spaces

FLOOR AREAS

The building extends to the following approximate Net Internal Area:

	sq ft	sq m
Ground Floor Offices	3,348.04	311.04
First Floor Offices	3,463.27	321.75
Total	6,811.31	632.79

BUSINESS RATES

The property currently has a combined rateable value with the larger factory building. We calculate that the rates payable for the office section would be **£8,500 per annum** and would be payable by the occupier.

UTILITIES/SERVICE CHARGE

The property has combined utility supplies with the larger factory building. We calculate that the contribution for electricity, gas and water for the office section would be £13,600 per annum. This charge will be payable by the occupier.

LEASE TERMS

The property is available on full repairing and insuring terms for a period to be agreed at a rental of £41,000 per annum.

VAT

Unless otherwise stated, all figures are quoted exclusive of VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE RATING

Available on request.

CONTACT US

Viewing is strictly by appointment through joint sole agents:

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