

### TO LET

MODERN INDUSTRIAL PREMISES WITH OFFICES

469.53 sq m (5,054 sq ft)



**Unit H**  
**Dundyvan Way**  
**Dundyvan Enterprise Park**  
**Coatbridge**  
**ML5 4FR**

- modern mid-terraced industrial premises
- provides well-presented front offices with rear warehouse accommodation
- eaves height of 4.5m
- parking provided to both front and rear

# DUNDYVAN ENTERPRISE PARK COATBRIDGE



GERALDEVE



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## Location

Dundyvan Enterprise Park is located approximately 1 mile south-west of Coatbridge town centre, 11 miles east of Glasgow city centre and 38 miles west of Edinburgh.

Convenient motorway access is provided via the A725, a short distance east of the subjects, that connects with the M8 via Junction 8 and the M74 via Junction 5. Public transport links are available nearby with numerous bus services operating within the vicinity whilst Coatbridge Railway Station is located within walking distance north.

## Description

- Modern mid-terraced industrial premises
- Clear internal eaves height of 4.5 metres
- Modern insulated panel roof with light panels allowing for excellent levels of natural daylight. Fluorescent strip lights provided
- Impressive office accommodation found to the front providing main open-plan workspace, 2 x private offices and boardroom with gas central heating
- Customer/staff parking provided to front and rear
- Kitchen tea prep, male, female/ambulant WC's provided

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate the following gross internal area floor areas;

	sq m	sq ft
Warehouse	303.33	3,265
Offices	166.19	1,789
<b>Total</b>	<b>469.53 sq m</b>	<b>5,054 sq ft</b>

## Asking Terms

The subjects are held on FRI terms expiring December 2021 at a rental of £29,750 per annum. Our client is seeking to assign their interest, however, a sublet may be considered.

## Rateable Value

The subjects are entered in the Valuation Roll with a Rateable Value of £28,000.

## EPC

Available on request

## VAT

The subjects are elected for VAT.

## Viewing

By appointment through the sole agents, Gerald Eve LLP

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