

# UNIT E3 NORTH CALDEEN ROAD CALDER PARK INDUSTRIAL ESTATE

**TO LET/ MAY SELL**  
**MODERN INDUSTRIAL / TRADE COUNTER UNIT**  
464.98 sq m (5,005 sq ft)



**Unit E3**  
**North Caldeen Road**  
**Coatbridge**  
**ML5 4EF**

Attractive modern industrial unit located within established industrial estate. Available for immediate occupation

- **Trade counter / manufacturing/ storage space**
- **Good accessibility onto M8 and surrounding motorway network**
- **Fully refurbished**
- **Communal yard and dedicated parking**



GERALDEVE

EGM

Property Consultants

# UNIT E3 NORTH CALDEEN ROAD CALDER PARK INDUSTRIAL EST/



## Location

North Caldeen Road is situated in the commercial heart of Coatbridge and benefits from surrounding amenities and easy access onto the A725, providing direct access onto the M8 at Junction 7a, and the M74 via the A725.

The Baillieston Interchange is located four miles west of North Caldeen Road, providing wider access across the Scottish Motorway network. Neighbouring occupiers include City Plumbing, Brandon Tool Hire, Howdens and Rembrand Timber.

## Description

The unit forms part of a forms of modern industrial accommodation, with communal yard to the front facing North Caldeen Road. The unit has been finished to an excellent specification, consisting of the following:

- Refurbished offices with excellent natural daylight
- Dedicated vehicle access and pedestrian doors
- Toilet facilities
- LED lighting
- 3 phase power
- Clear internal eaves height of 6.16m
- Dedicated parking within communal yard

## Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (Sixth Edition) to provide a Gross Internal Area of 373.37 sq m (4,019 sq ft).

## Terms

The units are available on new Full Repairing and Insuring lease terms. The quoting rent is available upon request. Alternatively, a sale of the long leasehold interest may be considered.

Please contact the letting agents to discuss in more detail.



## Rateable Value

The property is entered in the Valuation Roll with a Ratable Value of £27,250.

## EPC

The unit has an ECP rating of 'A'.

## Viewing

By appointment through sole agents, Gerald Eve LLP and EGM Property Consultants.

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