

Prime Located Detached Industrial Premises with Substantial Secure Yard

7 Palacecraig Street, Coatbridge



To Let

Preliminary Brochure



7 Palacecraig Street
Coatbridge
ML5 4RY

- **15,543 sq ft (1,444 sq m)**
 - Refurbished in 2018, including new roof
 - Substantial secure yard (0.54 acres approx.)
 - Separate dedicated secure parking
 - Improved drive times following recent completion of road infrastructure upgrade works
 - M8, A8 and A725 all within 1 minutes' drive
 - Fast and easy access to M74 (J5 - Raith Interchange)
 - Main road frontage onto A725 Whifflet Street

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Location

The North Lanarkshire town of Coatbridge is located approximately 11 miles east of Glasgow city centre. Recent road infrastructure improvements have resulted in the surrounding area now being one of the best connected locations in Scotland. The property lies in close proximity to the Shawhead Interchange providing access both onto the A8 and a direct route to the M74 (J5 - Raith Interchange) via the A725.

The property also lies a short distance from the newly upgraded M8 motorway at J7A providing direct routes to Glasgow and Edinburgh. The Baillieston Interchange lies 2 miles to the west and is the main hub of the Scottish motorway network where the M8, M73 and M74 motorways converge.

Description

The subjects comprise a detached industrial/logistics unit which was comprehensively refurbished (including a new roof) in 2018.

The property benefits from the following salient features:

- Steel portal frame construction
- Profile metal clad roof incorporating 10% filon rooflights

- Re-wired in 2018
- 4.7m eaves height rising to approx. 5m at the roof apex
- Ground level vehicular access doors to the front and rear (5 in total).
- LED warehouse lighting
- Office & staff welfare accommodation
- Secure substantial rear yard extending to approximately 0.54 acres
- Separate dedicated and secure car parking at front

Rateable Value

The property is entered in the current valuation roll with a Rateable Value of £42,000. Estimated rates payable (2021/22) is £20,580 p.a. All rating enquiries should be directed to Lanarkshire Assessors department - Tel: 01698 476000.

Terms

The property is available to lease as a whole on standard Full Repairing & Insuring terms for a duration to be agreed between the parties.

Rent

£112,700 per annum (£7.25 per sq ft).

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Accommodation

We calculate the property extends to the following approximate Gross Internal Floor areas:

Area 1

Warehouse	5,626 sq ft (522.65 sq m)
Offices/Welfare	2,713 sq ft (252.07 sq m)

Total Area 1 **8,339 sq ft (774.72 sq m)**

Area 2

Warehouse: 7,204 sq ft (669.23 sq m)

TOTAL: **15,543 sq ft (1,443.95 sq m)**

Using Promap, we estimate the secure external yard extends to approximately 0.54 acres (0.22 Ha)

Legal Costs

Each party will be responsible for bearing their own legal costs. In the normal manner, the ingoing Tenant will be responsible for any Land and Buildings Transaction Tax.

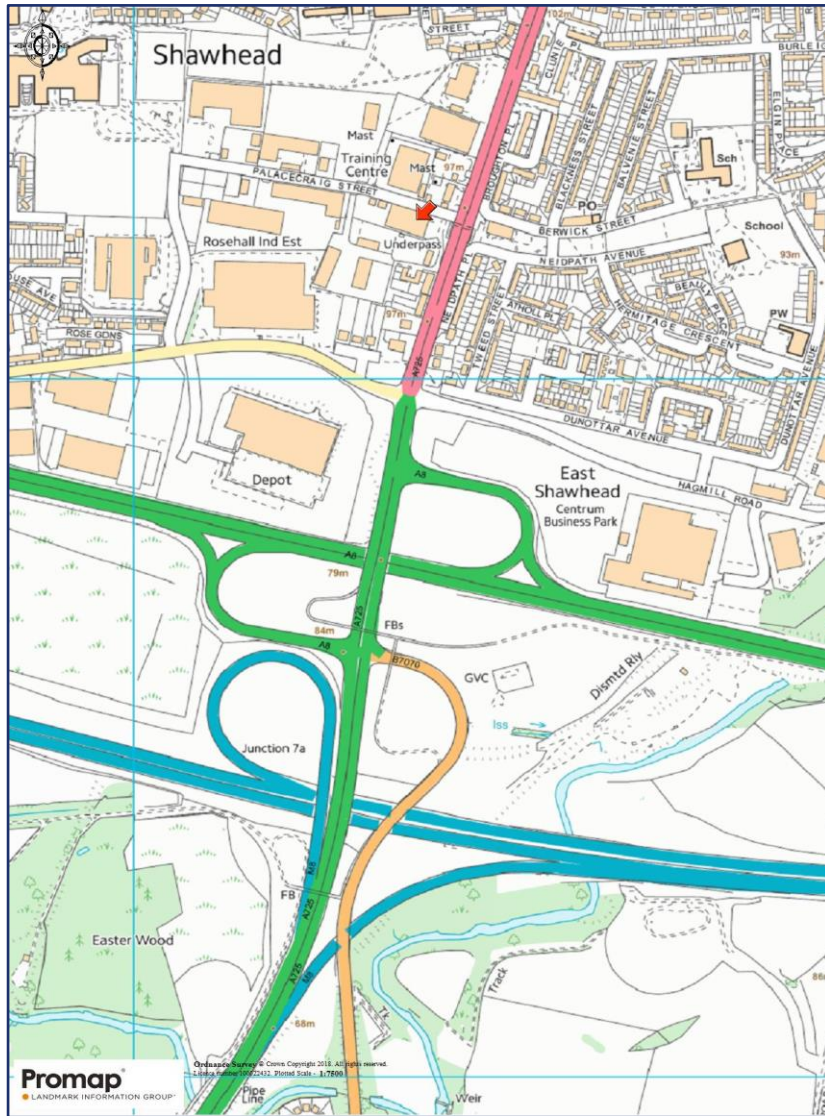
VAT

All prices, premiums, rents, etc are quoted exclusive of VAT.

EPC

The property has an EPC rating G.

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Viewing / Further Information

For further information or to arrange a viewing please contact:



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