

MODERN WAREHOUSE

80 LOCKS STREET COATBRIDGE

LOCATION

Lock Street 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 4 miles west of North Caldeen Road, providing wider access across the Scottish motorway network.

DESCRIPTION

The property consists of a modern industrial unit which is self contained with its own yard. In addition significant on and off-site employee parking is available.

AREAS

Main Unit: 18,500 sq ft (1,718.69 sq m)
Canopy: 1,500 sq ft (139.69 sq m)

LEASE

Available on a new long Full Repairing and Insuring lease.

RENT

£85,000 per annum exclusive of VAT.

RATEABLE VALUE

£68,000.

PRICE

On application.

ENERGY PERFORMANCE CERTIFICATE

A copy of the certificate is available on request.

LEGAL COSTS

Each party will bear their own legal costs in the documentation of this transaction and, in the usual manner, the incoming tenant will be responsible for any registration fees and, if appropriate, LBTT.

DATE OF ENTRY

Upon conclusion of legal missives.

TO LET / MAY SELL



VAT

All rent and outgoings are subject to VAT at the prevailing rate.

VIEWING/FURTHER INFORMATION

Strictly by appointment through the sole agents:

breck PROPERTY
CONSULTANTS
breckpc.co.uk EST. 2009

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