

# Linburn Business Park

A Division of Ovec Systems Ltd.

## To Let

Industrial Unit with Yard



**5 Brown Street,  
Coatbridge ML5 4AS**

6,800sq ft

- Well specified with excellent circulation and parking
- Close to Coatbridge town centre
- M8 Shawhead Interchange within 1.5 miles
- Available for immediate entry .



**Tel: 01236 710680**

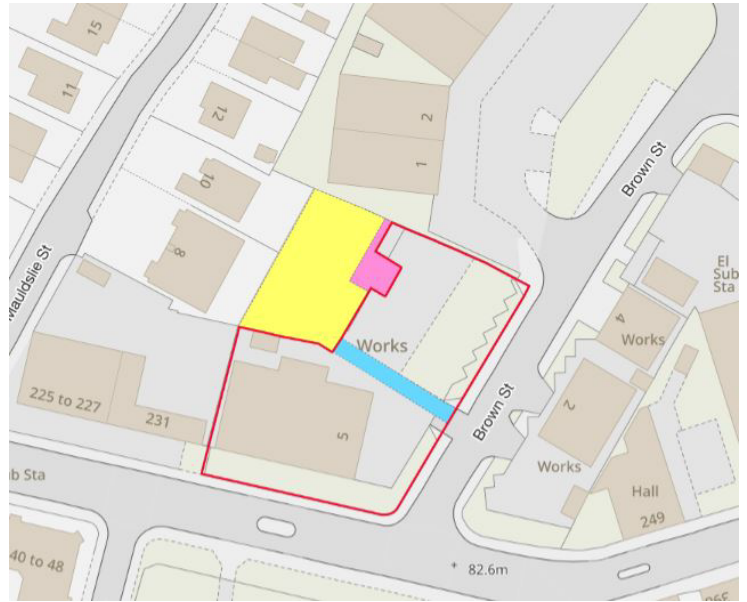
To arrange a viewing please contact:

Anne Campbell

[info@linburnbusinesspark.co.uk](mailto:info@linburnbusinesspark.co.uk)

# To Let

## Industrial Unit and Yard



**Location** Brown Street lies between Coatbridge Town Centre and the A8/M8. Access to the M8 is via the A725 Whifflet Street and the Shawhead Interchange is circa 1.5 miles

Coatbridge is a transport hub to which all major destinations in Scotland can be reached as it lies within the Central Belt, just 10 miles to the east of Glasgow and 37 miles to the west of Edinburgh.

Located within a 2 min walk of Whifflet Train Station.

**Description** The unit is of a steel frame construction, with elevations formed in brickwork and the roofs are pitched and clad in profiled metal sheeting incorporating light panels providing a level of natural lighting. Access to unit is via a single roller shutter door and there is a separate pedestrian entrance to the Side as well as emergency exit to the front.

Internally, the standard specification is a reinforced concrete floor with heating provided by gas fired warm air blower and artificial lighting is by way of sodium units. In addition, the unit is provided with ladies and gents wc facilities and ancillary office accommodation as well as mezzanine floor for additional storage.

**Accommodation** 625.00 sq m (6,800 sq ft).

**Lease Terms** Each unit is offered by way of a new full repairing and insuring lease for a term subject to negotiation. Information on rent, service charge, ratable value, insurance and management costs are available upon application.



### Viewing/Further Information

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