



**TO LET**



**INDUSTRIAL / WAREHOUSE WITH OFFICES**

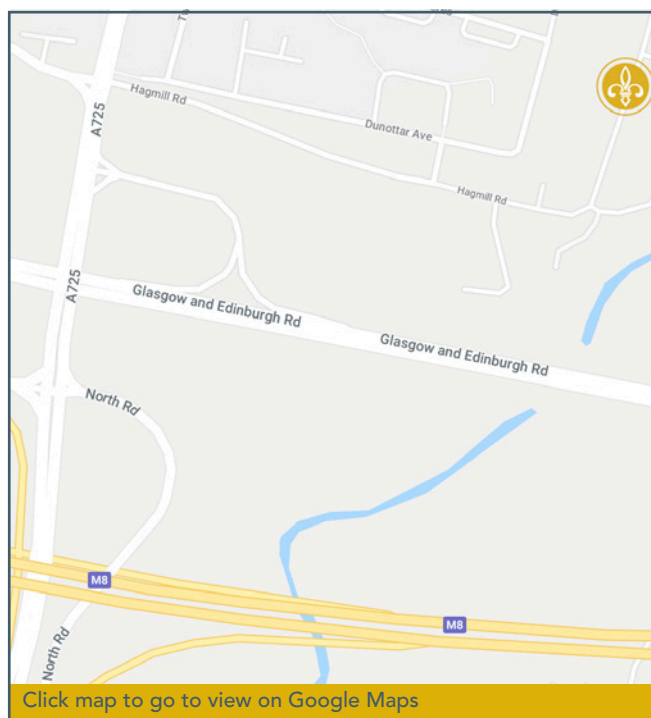
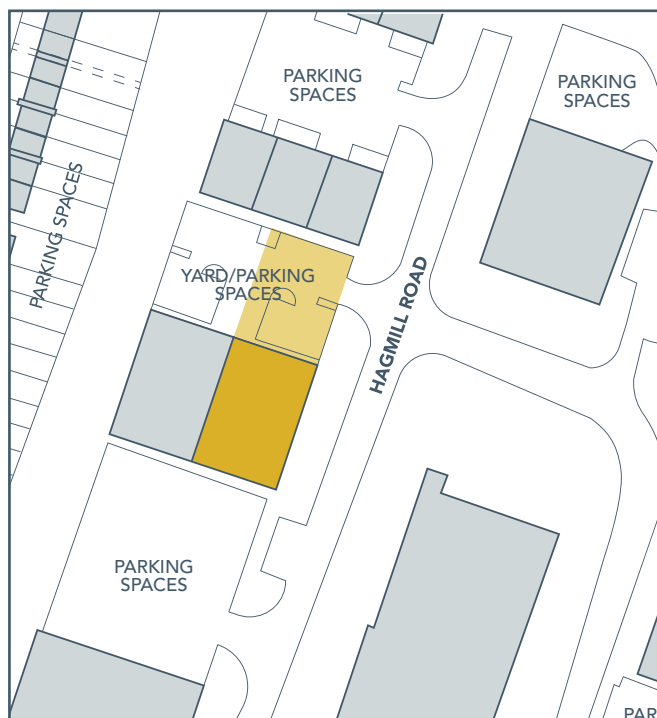
**Unit 2, 37 Hagmill Road  
Coatbridge, ML5 4XD**

- 7,838 sq ft (728.17 sq m) approx.
- Semi-detached warehouse with two storey office accommodation
- Shared, palisade fenced yard
- 17 car parking spaces
- Easy access to M8 and M74 motorways



Unit 2, 37 Hagmill Road  
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www.rosslynproperty.com  
0141 442 0021



#### LOCATION

The property is located on Hagmill Road within the established East Shawhead Industrial Estate, Coatbridge. Coatbridge is situated 11 miles east of Glasgow City Centre and 30 miles from Edinburgh.

Access is excellent with the A725 and the A8 dual carriageways located nearby, both connecting to the M8 motorway, providing access to the M74, M80 and the wider motorway network.

#### DESCRIPTION

Unit 2 is a modern semi-detached warehouse with a two storey office and staff block and forecourt.

The unit is of steel portal frame construction under a pitched roof, with a clear internal height of approximately 20 ft (6.2 m). Natural light is provided via translucent roof panels and artificial lighting via sodium spot lights. Access is provided via an electrically operated loading door, 14¾ ft high x 13 ft wide (4.5 m x 4.0 m).

The office element is split over ground and first floors providing good quality accommodation with Cat 2 lighting, suspended ceilings, perimeter trunking and gas central heating. There are toilets on both the ground and first floors.

Externally, the forecourt provides a concrete surfaced yard plus seventeen dedicated car parking spaces. The forecourt is secured with palisade fencing and is floodlit. Access is shared with the adjacent tenant.

#### ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the gross internal area to be as follows:

Warehouse	5,815 sq. ft.	540 sq. m.
Office/Staff Block	2,023 sq. ft.	188 sq. m.
TOTAL	7,838 sq. ft.	728 sq. m.

#### AVAILABILITY & OCCUPATIONAL COSTS

The property is available to lease on standard full repairing and insuring terms. The annual rent would be around £44,000 + VAT. No service charge is applicable.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C and a copy of the certificate and recommendation report is available on request.

#### LOCAL AUTHORITY RATES

Unit 2's rateable value is £31,000.00. The UBR for 2018/19 is £0.48 indicating an annual property rates bill of around £15,000.

Interested parties should contact Lanarkshire's Assessors Department for further information [www.saa.gov.uk](http://www.saa.gov.uk).

#### LEGAL COSTS

Each party will be responsible for their own legal costs. With the tenant responsible for registration fees and, if applicable any land and buildings transaction tax.

#### DATE OF ENTRY

The property has been vacated and entry is available immediately upon conclusion of missives.

#### VAT

VAT is applicable at the prevailing rate.

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#### VIEWING

For viewings or further information, please contact:



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