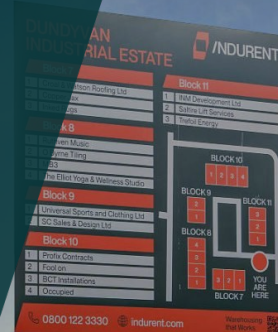


Industrial

BLOCK 3 UNIT 2 | DUNDYVAN INDUSTRIAL ESTATE

Dundyvan Way, Coatbridge, ML5 4AQ



BLOCK 3 UNIT 2 | 1,809 SQ FT

Flexible unit suitable for a wide range of uses

This modern space provides flexible space suitable for a wide range of uses including trade counter, ecommerce warehousing, and manufacturing.

The unit benefits from WC facilities, 24 hour access, and car parking to the front, and is located on an established and well connected estate.

Dundyvan Industrial Estate occupies a strong strategic location southwest of Coatbridge Town Centre with direct links to the M8 and M74 motorway which links Edinburgh (38 miles to the east) and Glasgow (11 miles to the west).



Lease Type

New



Unit Summary

- ☒ Car Parking
- ☒ Roller Shutter Door
- ☒ WC Facilities
- ☒ Well Maintained Estate
- ☒ Flexible Space
- ☒ LED Lighting

[View Virtual Tour](#)



Occupational Costs

	Per Annum	Per Sq Ft
Rent	£20,100.00	£11.11
Rates	£3,772.44	£2.09
Maintenance Charge	£3,165.75	£1.75
Insurance	£361.80	£0.20
Total Cost	£27,399.99	£15.15

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.



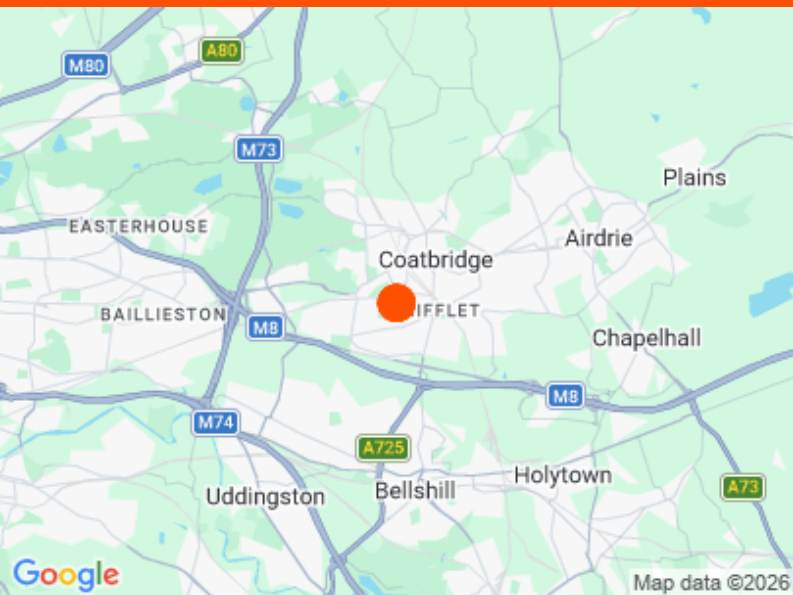
For more info please visit: unit.info/UIP0101395

+44(0) 808 169 7554

Industrial

BLOCK 3 UNIT 2 | DUNDYVAN INDUSTRIAL ESTATE

Dundyvan Way, Coatbridge, ML5 4AQ



Location

Dundyvan Industrial Estate occupies a strong strategic location southwest of Coatbridge Town Centre with direct links to the M8 and M74 motorway which links Edinburgh (38 miles to the east) and Glasgow (11 miles to the west).



Road
M8: 2 miles



Airport
Glasgow Airport: 20 miles



Rail
Coatbridge Central: 1 mile Glasgow Central: 11 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (3)



enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Heather Graham
Customer Engagement Manager

"Heather joined Indurent in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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