

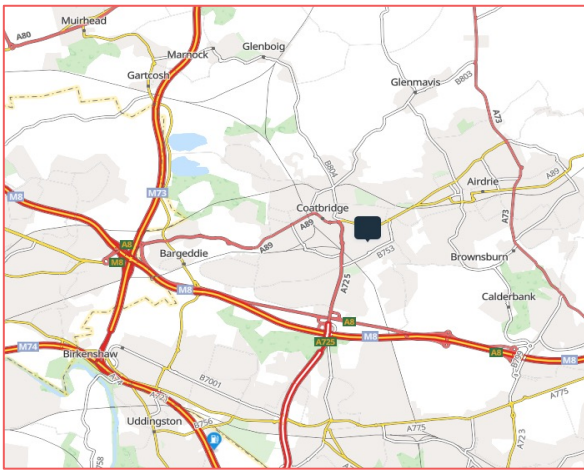


TO LET FULLY SERVICED PLUG & PLAY OFFICE ACCOMMODATION

130 – 1,120 SQ FT

ATRIUM BUSINESS CENTRE
NORTH CALDEEN ROAD, COATBRIDGE, ML5 4EF

- Refurbished office suites
- Available for immediate occupation
- High speed internet
- Boardroom access
- Function space hire
- All inclusive rents
- Generous on-site parking
- EV charging points



LOCATION

Coatbridge is situated within the North Lanarkshire Local Authority Region just 9 miles east of Glasgow & 38 miles west of Edinburgh with population of approximately 44,000 and a catchment of circa 600,000 within a 20-minute drive.

Atrium Business Centre is situated within a well-established business location to the southeast of Coatbridge town centre at the end of the cul-de-sac of North Caldeen Road and visible from Calder Street, a busy distributor road for the southeast of the town and to Carnbroe and Airdrie.

Calder Street links to the A725 providing direct access via the Shawhead Junction to the recently created Junction 7A of the M8 and Junction 5 of the M74. The Baillieston Interchange is a further 4 miles to the west for the M73 and the north.

Neighbouring and nearby occupiers include Lees Foods, Retronix, Mcgregor Young, Nexus Precision M&G Logistics and Constantine.

DESCRIPTION

- Modern refurbished office suites
- Attractive business setting
- Fully serviced plug & play accommodation
- Attractive common areas with breakout facilities
- Bookable board room / meeting facilities
- Generous on-site parking
- EV charging points



ACCOMMODATION

Available from 130 – 1,120 SQ FT

BUSINESS RATES

All suites are eligible for 100% rates relief under the Small Business Bonus Scheme, subject to fulfilling the set criteria.

EPC

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ASKING TERMS

Available on flexible all-inclusive terms (including utilities, internet)

Rents start from £5,940 per annum + VAT.

Following page includes up to date availability schedule.

VIEWING & FURTHER INFORMATION

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AVAILABILITY SCHEDULE

Suite No	Description	Approximate Size	Price	Vat	Total
1	Single Room – Upstairs	130 sq ft	£495	£99	£594
3	Single Room – Upstairs	130 sq ft	£495	£99	£594
9	Single Room – Upstairs	130 sq ft	£495	£99	£594
10 & 11	Double Room – Upstairs	258 sq ft	£795	£159	£954
13	Single Room – Upstairs	130 sq ft	£495	£99	£594
17	Single Room – Upstairs	130 sq ft	£495	£99	£594
18	Single Room – Upstairs	130 sq ft	£495	£99	£594
28	Single Room – Upstairs	130 sq ft	£495	£99	£594
30	Double Room – Downstairs	270 sq ft	£795	£159	£954
38	Triple Room – Downstairs	377 sq ft	£895	£179	£1,074
40	Atrium 2 - Extension	1,120 sq ft	£2,345.67	£469	£2,815

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