FOR SALE

Rarely Available Industrial/Logistics Premises

GIA: 1,362.88 SQM (14,670 SQFT)

Site Area: 1.11 Acres (0.45 Hectares)

Excellent Transport Links

Full-Height Electric Roller Shutter Access

Prominent Frontage Onto Caldeen Road

Sale Price: Offers In Excess Of £1,175,000

Click here for A Virtual Tour!

Outlines are for indicative purposes only

2 SOUTH CALDEEN ROAD, COATBRIDGE, ML5 4EG

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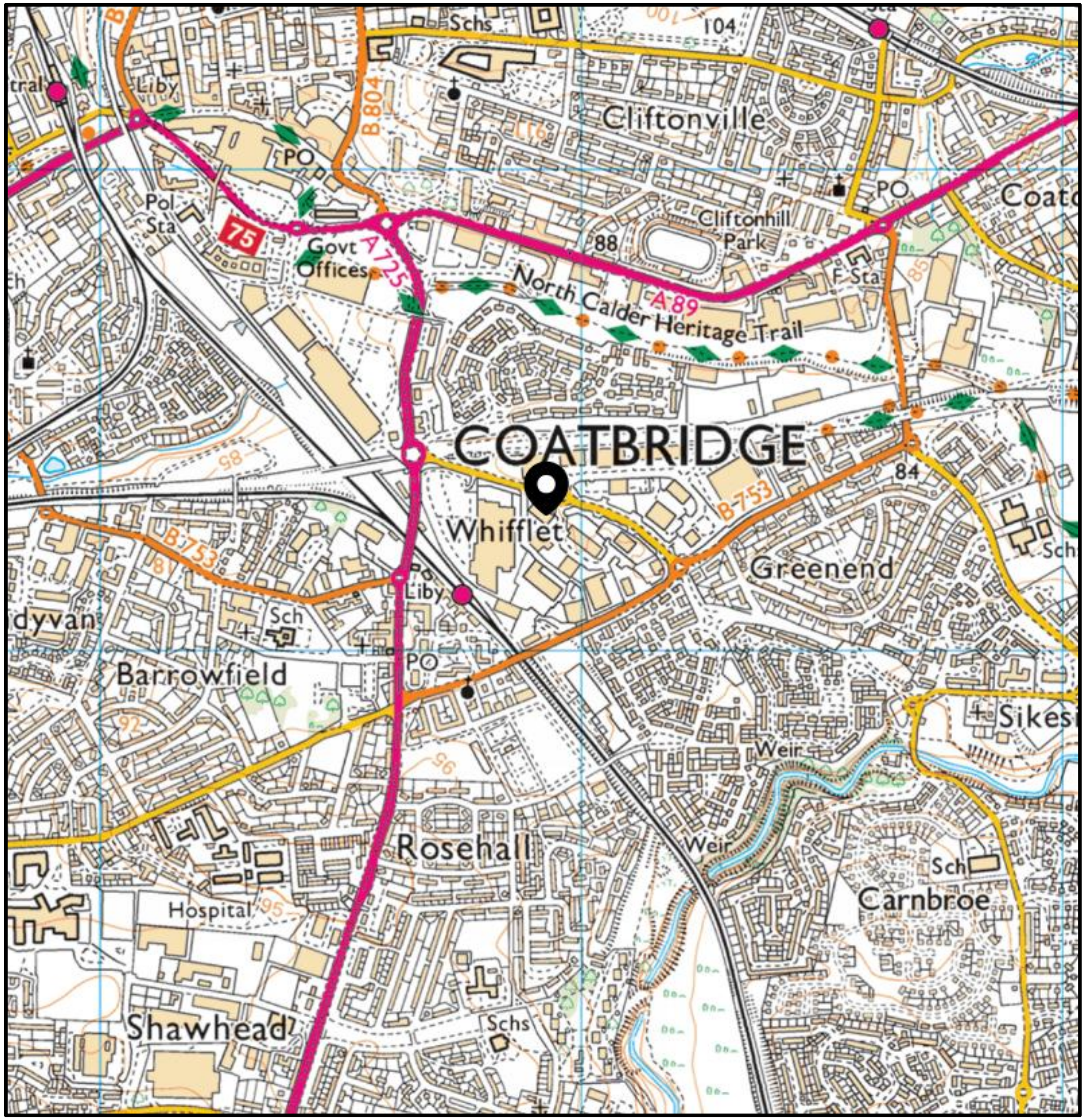
SHEPHERD COMMERCIAL

Location



Coatbridge is located approximately 10.3 miles east of Glasgow and 35 miles west of Edinburgh, held within the North Lanarkshire council district.

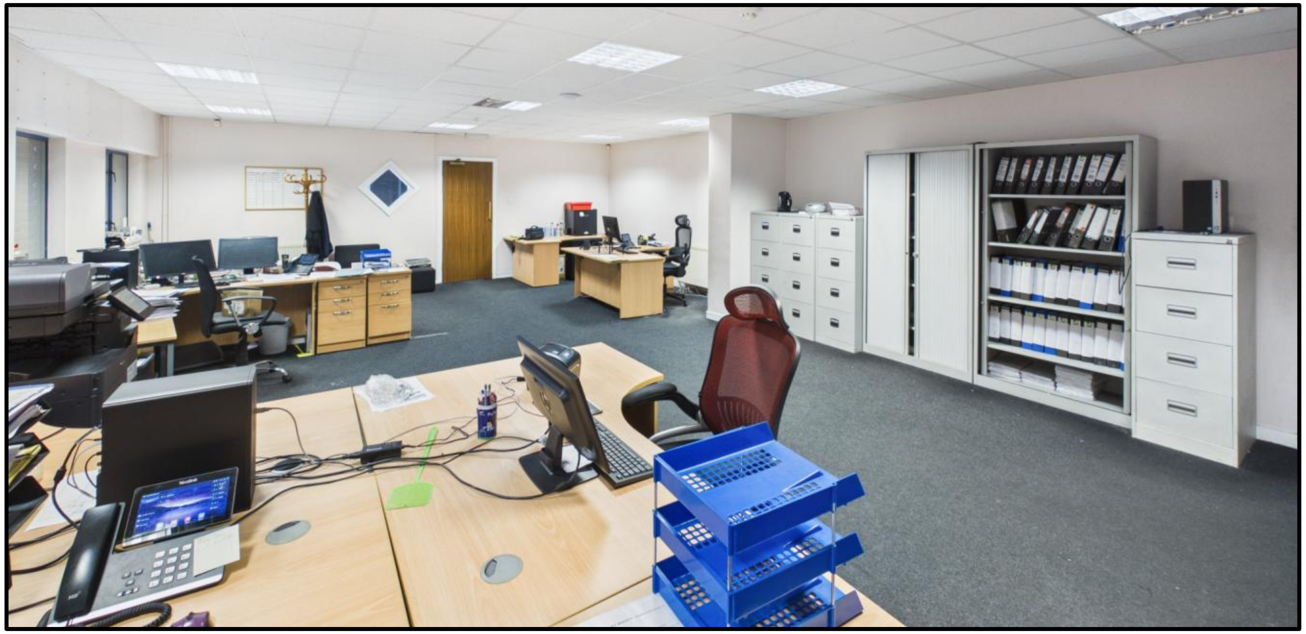
Coatbridge benefits from strong transport links with the M8 motorway nearby, offering connectivity to Glasgow City Centre, Edinburgh and Scotland's wider motorway network. Whifflet Train Station is located 0.5 miles from the subject property providing frequent services to Glasgow Central Station.

Coatbridge is benefitting from high levels of local investment, with North Lanarkshire Council working with GCC Scotland to bring 127 new "energy efficient" homes to the town by late 2027. This development will increase footfall in the area and drive interest in nearby businesses

More specifically, the subjects occupy a prominent pitch on South Caldeen Road, Just off Caldeen Road, which acts as one of the primary industrial and trade counter estates in the area. The surrounding area benefits from a strong blend of national and local operators including B&Q, Howden's, Screwfix and Costa.

CLICK HERE FOR LOCATION

Description



The subjects comprise of a modern, standalone industrial unit, with brick construction office accommodation. The subjects are primarily of steel portal frame construction with profile metal sheeted walls and roof.

Internally, the subjects benefit from a large warehouse area, accessible independently as well as via the offices. The warehouse is fitted throughout with concrete flooring and fluorescent lighting strips and benefits from a full height roller shutter as well as 5.94m eaves.

The office space available towards the southern corner of the property offers staff welfare facilities, as well as multiple cellular office spaces. The offices currently benefit from a high quality fit-out with carpet floor coverings, plastered walls and suspended tiled ceilings with LED panels throughout.

The premises also benefits from an extensive secure yard providing excess storage space as well as ample parking provisions.

ACCOMMODATION

	SQM	SQFT
TOTAL	1,362.88	14,670
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The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

Imagery

Floor Plan

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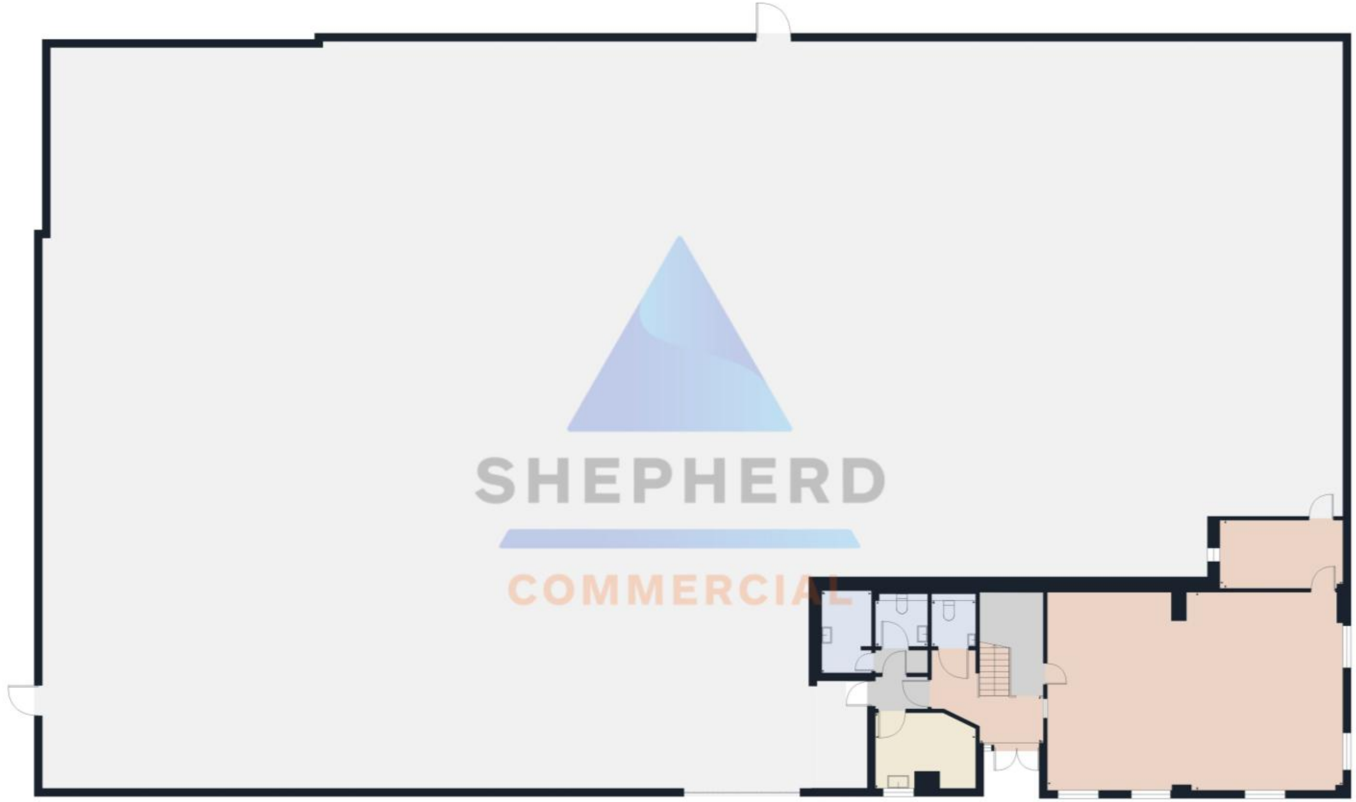
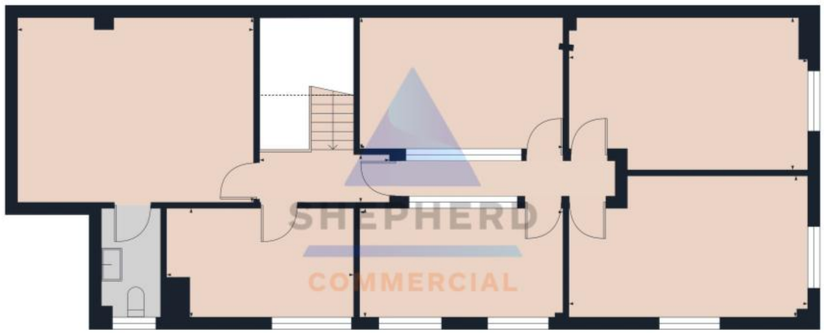


Ground Floor



First Floor

Floor Plans Are For Indicative Purposes Only

Surrounding Occupiers

The Detail

SALE PRICE

Our client is seeking offers in excess of £1,175,000 for their heritable interest in the subjects,

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

ADMINISTRATION CAVEAT

David McGinness and Judith Howson, both of AAB Business & Tax Advisory LLP, were appointed as Joint Administrators of Galino Limited on 7th July 2026. Staff of AAB Business & Tax Advisory LLP acting as Joint Administrators, or on behalf of the Joint Administrators, manage the affairs of the company as agents only and contract without personal liability.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £105,000. The Rate Poundage for 2025/2026 is 54.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

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t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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