

Industrial

# BLOCK 3 UNIT 3 | DUNDYVAN INDUSTRIAL ESTATE

Dundyvan Way, Coatbridge, ML5 4AQ

## BLOCK 3 UNIT 3 | 1,858 SQ FT

Industrial Unit

This modern unit provides flexible space suitable for a wide range of uses including trade counter, ecommerce warehousing, and manufacturing. The unit benefits from WC facilities, as well as 24 hour access and car parking to the front. 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

- Flexible Space
- LED Lighting
- 24 Hour Access
- Roof Lights
- Car Parking
- WC facilities

View Floor Plans

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£20,700.00	£11.14
Rates	£3,700.00	£1.99
Maintenance Charge	£3,251.50	£1.75
Insurance	£371.60	£0.20
<b>Total Cost</b>	<b>£28,023.10</b>	<b>£15.08</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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.

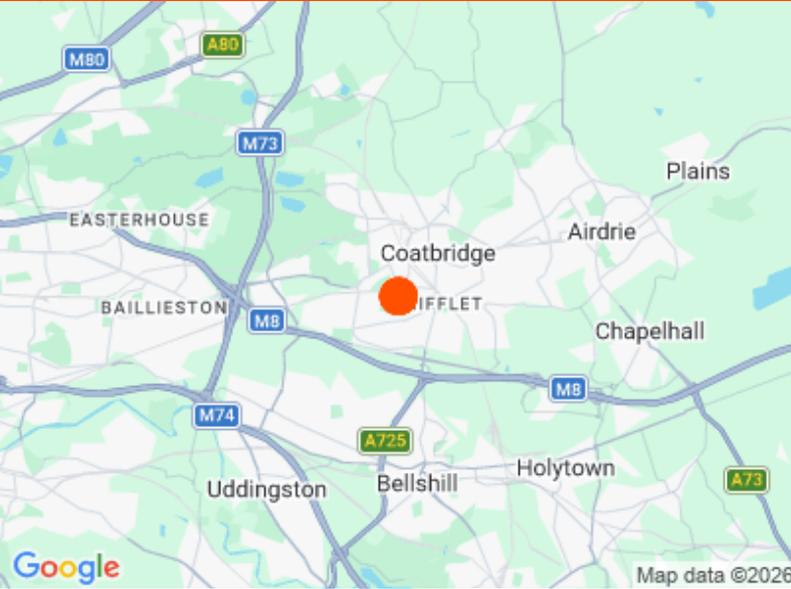
➔ For more info please visit: [unit.info/UIP0101396](http://unit.info/UIP0101396)

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## 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	A (2)

## 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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