

# OFFICE BUILDING

PALACECRAIG STREET, COATBRIDGE ML5 4TF

**TO LET**  
6,811.31 sq ft (632.79 sq m)



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## LOCATION

Coatbridge is located approximately 11 miles east of Glasgow City centre, accessible via the A8/M8.

The property is located to the north of the A8/M8 at the junction with the A725 providing excellent access throughout the Central Belt and to the north/south via the M80 and M74 motorways.

The property is situated to the west of Palacecraig Street adjacent to Rosehall Industrial Estate.

## DESCRIPTION

The subject property comprises a two storey integral office block within a larger industrial property. The specification includes:

- Steel portal frame construction with brickwork/profiled metal clad elevations
- Recently refurbished office accommodation
- Shared Canteen

### Ground Floor Offices:

- Solid concrete floors carpet covered
- Wall mounted IT & Power sockets
- Metal frame double glazing
- Suspended ceiling with strip fluorescent lighting
- Board room with AC
- Fire & Intruder alarms
- Dedicated reception room
- Disabled toilet

### First Floor Offices:

- Same specification as ground floor offices
- 5x private offices/meeting rooms
- Male & Female toilets

### Externally:

- 51 Car parking spaces

## FLOOR AREAS

The building extends to the following approximate Net Internal Area:

	sq ft	sq m
Ground Floor Offices	3,348.04	311.04
First Floor Offices	3,463.27	321.75
<b>Total</b>	<b>6,811.31</b>	<b>632.79</b>

## BUSINESS RATES

The property currently has a combined rateable value with the larger factory building. We calculate that the rates payable for the office section would be **£8,500 per annum** and would be payable by the occupier.

## UTILITIES/SERVICE CHARGE

The property has combined utility supplies with the larger factory building. We calculate that the contribution for electricity, gas and water for the office section would be £13,600 per annum. This charge will be payable by the occupier.

## LEASE TERMS

The property is available on full repairing and insuring terms for a period to be agreed at a rental of £41,000 per annum.

## VAT

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

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

## ENERGY PERFORMANCE RATING

Available on request.

## CONTACT US

Viewing is strictly by appointment through joint sole agents:

### Colliers International

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