

lot 46

5 Hagmill Crescent, East Shawhead Industrial Estate Coatbridge, Near Glasgow, Lanarkshire ML5 4NS

Vacant Possession

Modern Industrial Unit

- Established industrial location along M8 corridor
- Approximately 1,284.24 sq m (13,824 sq ft)
- On-site car parking for approximately 17 cars
- Nearby occupiers include QEF Global, California Cake Company and Chemo International
- Six Week Completion Available



April 2010



Location

Miles: 10 miles east of Glasgow
35 miles west of Edinburgh
Roads: A8, A725, M8, M73, M174
Rail: Whifflet Railway Station
Air: Glasgow International Airport

Situation

The property is situated within East Shawhead Industrial Estate some 10 miles east of Glasgow and less than a mile from the A8 which provides access to the M8 motorway. Nearby occupiers include QEF Global, California Cake Company and Chemo International.

Description

The property comprises a modern detached warehouse unit with office and ancillary accommodation to the front of the unit. The property benefits from two 5 metre high vehicle access doors, an eaves height of 5 metres, a private rear yard and car parking for approximately 17 cars.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Warehouse/Office/Ancillary	1,098.18 sq m	(11,821 sq ft)	VACANT POSSESSION
First	Office	186.06 sq m	(2,003 sq ft)	
Totals		1,284.24 sq m	(13,824 sq ft)	

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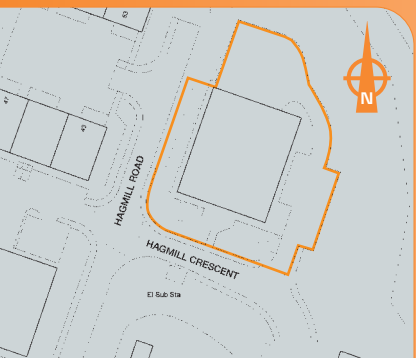
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