Mileway

Hagmill Crescent
East Shawhead Industrial Estate, Coatbridge ML5 4NS

Industrial Unit with Offies 14,199 sq ft (1,319 sq m)

- Large electrical loading door
- 6.5m eaves
- 24 hour access
- 15 car parking spaces
- Three Phase Electricity
- Private Loading Area
- Two storey office accommodation

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Description

The subject comprises a modern, semi-detached industrial / warehouse building with office accommodation incorporated within a two storey block to the front of the property. Office space is provided in four rooms, two on each floor, with a separate ground floor reception area, and benefits from being recently refurbished, new LED lighting, gas central heating, double glazed windows and perimeter trunking. Externally, the property benefits from fifteen car parking spaces and a dedicated loading area in front of the roller shutter door. The unit also benefits from a large electrical loading door 14.5 ft (high) x 13.5 ft (wide).

Location

Hagmill Crescent lies adjacent to the A8 (Glasgow & Edinburgh Road), with easy access to the M8 motorway, around 10 miles to the east of Glasgow city centre and 2 miles to the south of Coatbridge town centre. The neighbouring towns of Airdrie, Bellshill and Motherwell are all within easy reach. Hagmill Crescent is accessed via Hagmill Road and the Shawhead Interchange, which is at the junction of the A8/M8 motorway and A725 dual carriageway. The M73 and M74 motorways are also within easy reach, either via the A8/M8 and Baillieston Interchange or the A725.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Terms

Full Repairing and Insuring Leases are available for a term to be agreed between parties.

Viewing / Further Information

Please contact:

ROSSLYN PROPERTY
0141 442 0021

Stephen St Clair
stephen.stclair@rosslynproperty.com

G·M·BROWN
0141 212 0059
WWW.GMBROWN.CO.UK

Gregor Brown
gb@gmbrown.co.uk

Property owned by **Mileway**

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Sat Nav: ML5 4NS

Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Warehouse	14,199	1,319

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