

Ryden

TO LET

INDUSTRIAL OPEN STORAGE
YARDS
1 - 9 ACRES



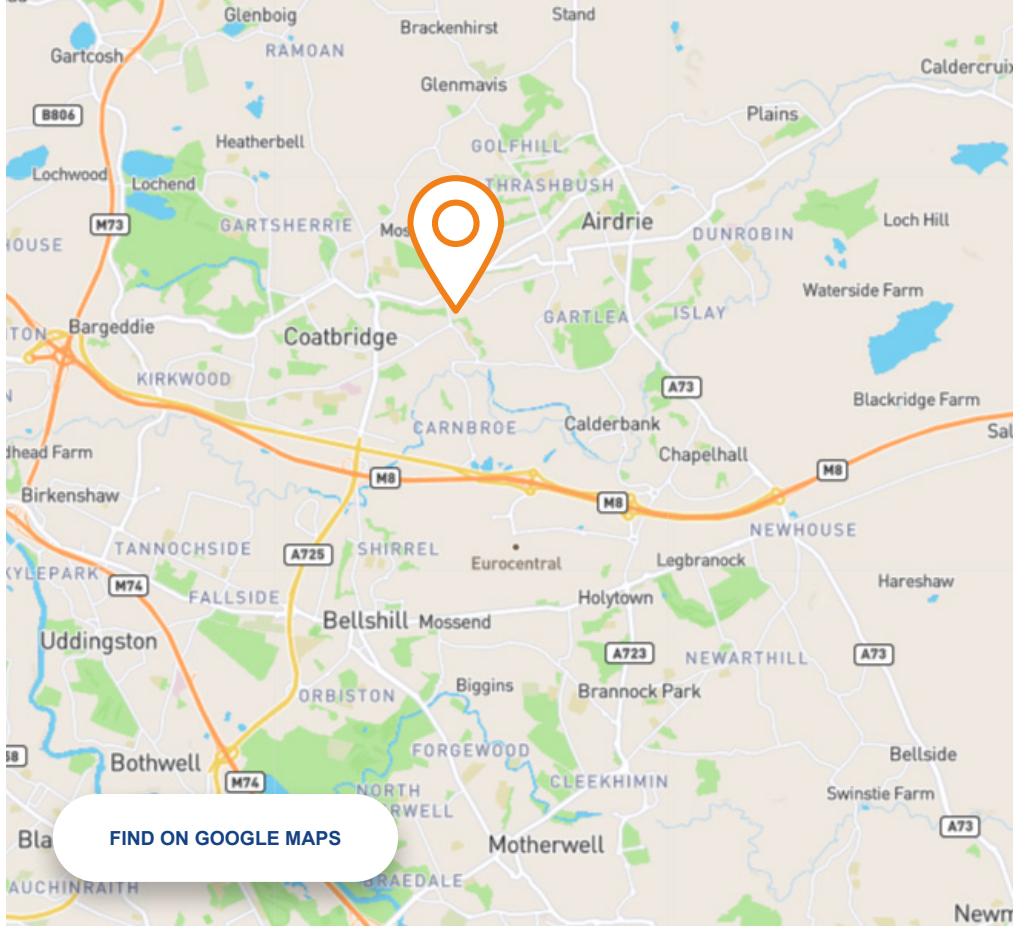
IMPERIAL YARDS
ROCHSOLLOCH
ROAD
COATDYKE
COATBRIDGE
ML6 9BG

**10.5 MILES EAST
OF GLASGOW**

24/7 ACCESS

LEVEL & SECURE YARDS

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



LOCATION

Coatbridge is one of the largest towns in North Lanarkshire, with a population of approx. 44,000 persons. The town is ideally situated in Central Scotland located 10.5 miles east of Glasgow and 38 miles west of Edinburgh. The subjects are very well placed in a strategic location close to the centre of the town.

Road - Access to the motorway network is gained via the M8 which is approx 3 miles from the subjects and provides access West to Glasgow, East to Edinburgh and also onwards to the wider motorway network via M73/ M74.

Rail – Two railway stations are within easy walking distance:- Coatdyke (9 mins) & Airdrie (20 mins) with regular services to both Glasgow and Edinburgh.

Air – Glasgow Airport (33 min drive) / Edinburgh Airport (40 min)

DESCRIPTION

- 24/7 access
- LED floodlights
- Level & secure yards
- Hardstanding surface
- 2.4m palisade perimeter protection
- 8m wide access gates
- All utilities connected

ACCOMMODATION

DESCRIPTION	ACRES	SQ FT
YARD 1	3.05	132,858
YARD 2	2.87	125,017
YARD 3 (LET)	1.41	61,585
YARD 4 (LET)	0.50	21,780
YARD 5	1.4	60,984
TOTAL	9.23	402,058

RENT

On application.

LEASE TERMS

The subjects are available on the basis of a new lease.

RV

The subjects will require individual assessments. Any incoming Tenant will be responsible for payment of Non-Domestic Rates.

VAT

Unless otherwise stated, all figures, prices etc. are quotes exclusive of VAT.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred.





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ROCHSOLLOCH
ROAD**

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**INDUSTRIAL OPEN
STORAGE YARDS**
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GET IN TOUCH

Please get in touch with our letting agents for more details.

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