

# Dundyvan Enterprise Park

COATBRIDGE  
ML5 4AQ

FOR SALE / TO LET

Flexible business space ranging from  
1,470 sq ft - 19,867 sq ft

Incentives / Financial assistance available



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FUSION assets



LOCATION

Dundyvan Enterprise Park lies to the south west of Coatbridge Town Centre and can be accessed via Dundyvan Road (B753), from Bank Street (A89) or Coatbank Street (A725), both of which link directly to the M8 Motorway. Coatbridge is a transport hub from which all major destinations in Scotland can be reached. It lies within the Central Belt, just 11 miles to the east of Glasgow and 38 miles to the west of Edinburgh. The A725 dual carriageway links the town with the M8 (Junction 8) and the M74 (Junction 5), which in turn allows easy access to the M73.

The town is also very well served by public transport, with regular train and bus routes passing through the town. Both Glasgow and Edinburgh Airports are also within 45 minutes drive. Nearby occupiers include Wernick Hire Ltd, Video Watchmen Systems Ltd and GME Springs.

DESCRIPTION

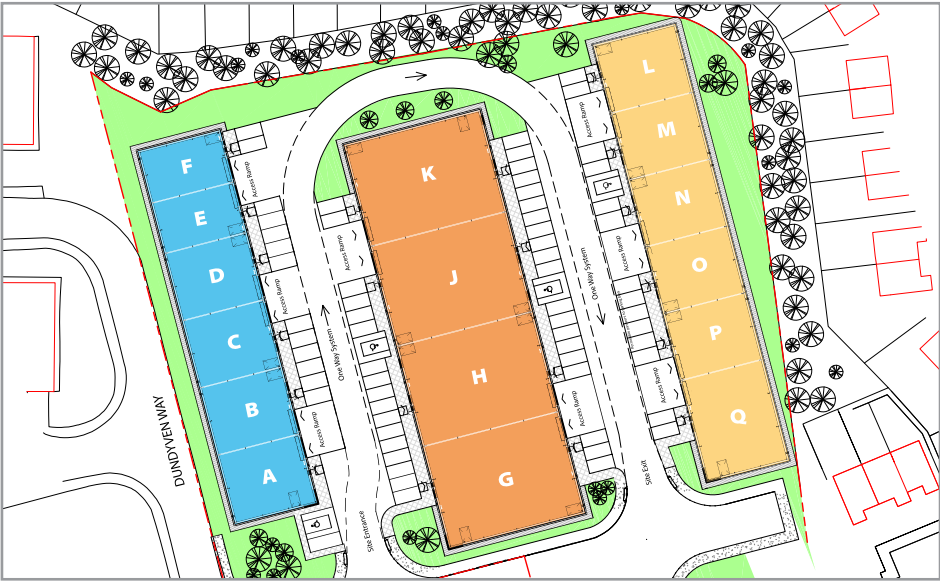
The development provides a total of 43,381 sq ft of new build industrial/warehouse accommodation within 3 separate blocks, allowing the capability to provide units from 1,470 sq ft to 19,867 sq ft. Furthermore, it is possible to combine units within each block, catering for a range of requirements.

Each unit has a minimum eaves height of 4.5 metres with electrically operated roller shutter door access and 3 phase supply. There are double glazed windows to the front to accommodate office fit out.

The development is available for immediate occupation.

ACCOMMODATION

Approximate gross internal areas, calculated in accordance with The RICS Code of Measuring Practice (6th Edition) are detailed in the schedule of accommodation opposite, which should be read in conjunction with the indicative site plan below.



EPC

The units have an EPC rating of C+.

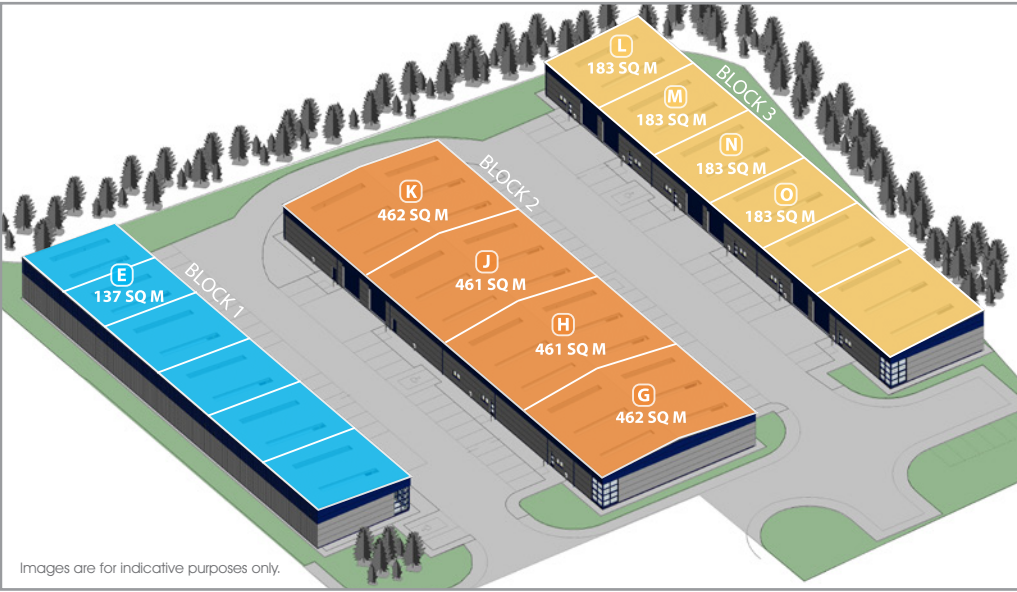


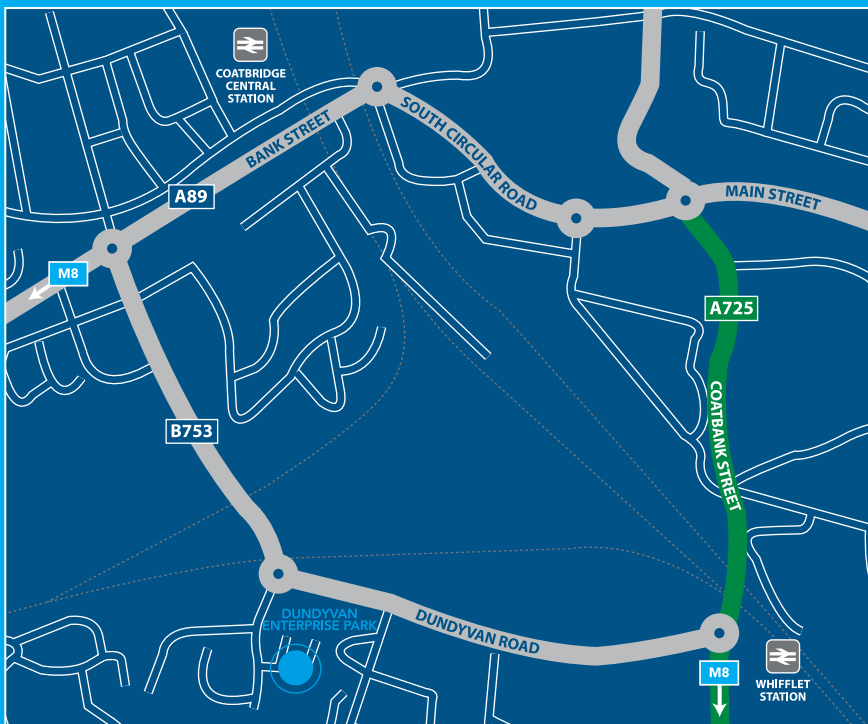
AVAILABLE SPACE

	Unit	Sq M	Sq Ft
Block 1	E	137	1,478
Block 2	G	462	4,977
Block 2	H	461	4,957
Block 2	J	461	4,957
Block 2	K	462	4,976
Block 3	L	183	1,973
Block 3	M	183	1,965
Block 3	N	183	1,965
Block 3	O	183	1,965

TERMS

The units are available on flexible lease terms with attractive incentives also available. Alternatively, the units within Block 3 are available on a heritable basis with terms to be agreed. For further information on the lease/sales terms for the units, please contact the joint letting agents, GVA James Barr and Ryden.





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## FURTHER INFORMATION

For further information please contact:

**Ryden**.co.uk  
0141 204 3838

Alan Gilkison  
alan.gilkison@ryden.co.uk  
0141 270 3138

Gregor Harvie  
gregor.harvie@ryden.co.uk  
0141 270 3173

GVA James Barr  
gva.co.uk **GVA**  
0141 300 8000

Craig Semple  
craig.semple@gvajb.co.uk  
0141 300 8037

Yan Stewart  
yan.stewart@gvajb.co.uk  
0141 300 8019