



TO LET / HIGH QUALITY OFFICE PAVILION / 1,824 - 7,383 SQ FT  
**ENTERPRISE HOUSE**  
DRUMPELLIER BUSINESS PARK, COATBRIDGE





## DESCRIPTION

The first to be developed on Drumpellier Business Park, Enterprise House is a two storey office pavilion offering a total of 7,383 sq ft (685.90 sq m) for single occupancy or the possibility of sub-division by floor or individual suites from 1,824 sq ft (169.45 sq m.)

### Features include:

- Prominent roadside location
- Single occupancy of 7,383 sq ft or suites available from 1,824 sq ft
- Raised access floors
- Passenger lift
- Gas central heating
- Male, female and disabled toilets
- Equality Act 2010 compliant
- Generous car parking ratio of 1 space per 320 sq ft

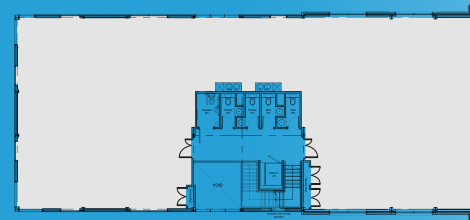
## LOCATION

Drumpellier Business Park enjoys a prominent location fronting the A89 to the west of Coatbridge with local access to the A/M8, linking Glasgow and Edinburgh, together with connections to M73 and M74 for the north, south and the national motorway network. Coatbridge is easily accessible and the development is within 15 minutes' drive time of Glasgow city centre and 30 minutes of Edinburgh. Kirkwood Railway station is nearby providing a half hourly service to Glasgow.

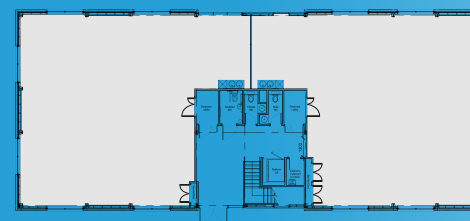
## ACCOMMODATION

Floor	Size (sq ft)	Size (sq m)
Ground (west)	1,835	170.48
Ground (east)	1,824	169.45
First	3,724	345.97
Total	7,383	685.89

## FLOOR PLANS



FIRST FLOOR



GROUND FLOOR



## FURTHER INFORMATION

To discuss your property requirements and how these can be accommodated, please contact the joint sole agents.

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