

New Build Industrial Unit with Large Secure Yard

8 Palacecraig Street, Coatbridge



To Let

PRELIMINARY INFORMATION
Construction Underway
Available Summer 2025



Google Earth

8 Palacecraig Street
Coatbridge
ML5 4RY

- 21,000 sq ft on a site of 1.25 acres
- Prime M8 corridor industrial location
- 1 min drive to M8 (J7A) & A8
- 7.2m eaves height
- 2 ground level loading doors
- Offices built to suit
- Year 1 – 100% Rates Free*

Photo: 1 April 2025

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Location

The North Lanarkshire town of Coatbridge lies approximately 8.5 miles to the east of Glasgow city centre and occupies a prime industrial location on the M8 corridor between Glasgow and Edinburgh. The area has benefited from significant road infrastructure improvements in recent years and is now one of the best connected locations in Scotland, lying at the heart of the country's motorway network.

The property is located on the north side of Palacecraig Street within the Rosehall Industrial area, approximately 1 mile south of Coatbridge Town Centre and 1 minutes' drive from the Shawhead Interchange and A8/M8 (J7A). The Shawhead Interchange also provides a direct route to the M74 (Junction 5 – Raith), via the A725 providing access to the south of Glasgow and England (M6).

The Baillieston Interchange lies 2 miles to the west and is the main hub of Scottish motorway network. Scotland's main motorways converge at this point, (M8, M73 and M74) providing efficient distribution throughout Scotland.

The property benefits from convenient access to public transport. Whifflet Railway station is a 10-minute walk, providing rail services to central Glasgow as well as nearby towns including Motherwell and Cumbernauld. There are also various bus routes nearby.

A number of national and local occupiers are located in the area including Oak Furnitureland, Fishers, MacKinnon Mills, Scotsman Group, Olleco, KB Bathrooms, Alliance Healthcare, Rentokil Initial, Eurocell, Plumbing Trade Supplies (PTS), Salts Healthcare and Premier Paper.

Description

The property, currently under construction and due for completion in Summer 2025, will comprise a new industrial and logistics warehouse with secure yard and parking.

Specification features include:

General

- Steel portal frame
- Roof: Insulated 80mm (goosewing grey) composite panel cladding with 15% rooflights
- Walls: 3m high precast concrete, red facing brick to office and gable return and (goosewing grey with Sargassa Blue flashings) 60mm Kingspan insulated composite cladding above to roof level
- The site is well catered for in terms of utilities. A Scottish Power transformer sits within the site together with a gas main on site boundary.

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Warehouse

- 7.2m eaves height
- 8.4m height to roof apex
- LED lighting
- 200mm thick reinforced concrete slab
- 2 no. electricity operated ground level loading doors (H: 5.5m, W: 5.0m)

Offices

It is anticipated that a small ground floor office area, WC and kitchen will be provided. However, at an early stage a tenant's bespoke fit-out requirements can potentially be accommodated

External

- Large secure concrete yard
- Car parking - approx. 20 spaces

Areas

- Warehouse/Office: **20,980 sq ft (1,949 sq m)** approx.
- Canopy: **3,900 sq ft (362 sq m)** approx.

Whilst the landlord's strong preference is to lease the building as a whole, they may consider sub-dividing to provide 2 units of circa 10,000 sq ft.

Rates

The building will require to be assessed for rates once a Tenant takes occupation.

*As new build industrial units, the tenants are likely to be eligible for 100% rates relief for the first year of their lease. All rating enquiries should be made directly to Lanarkshire assessor's department. Tel: 01698 476000.

Lease Terms

The property is available on a Full Repairing & Insuring lease for a duration to be agreed between the parties.

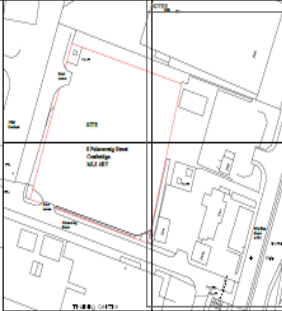
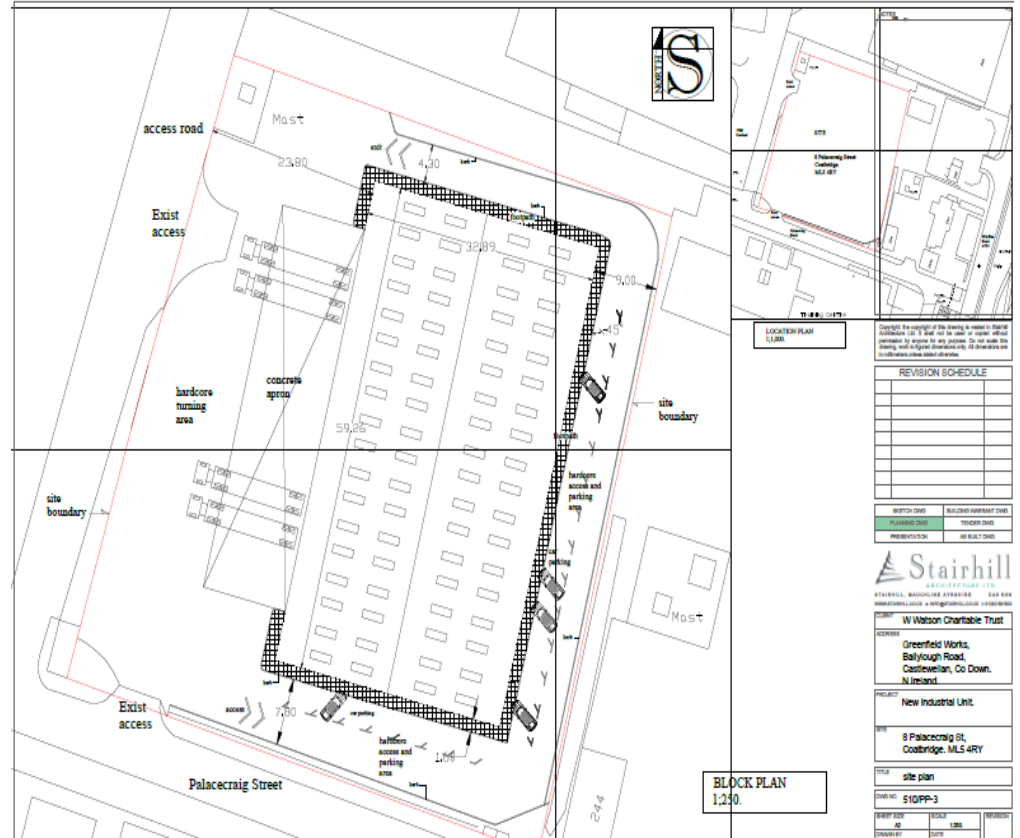
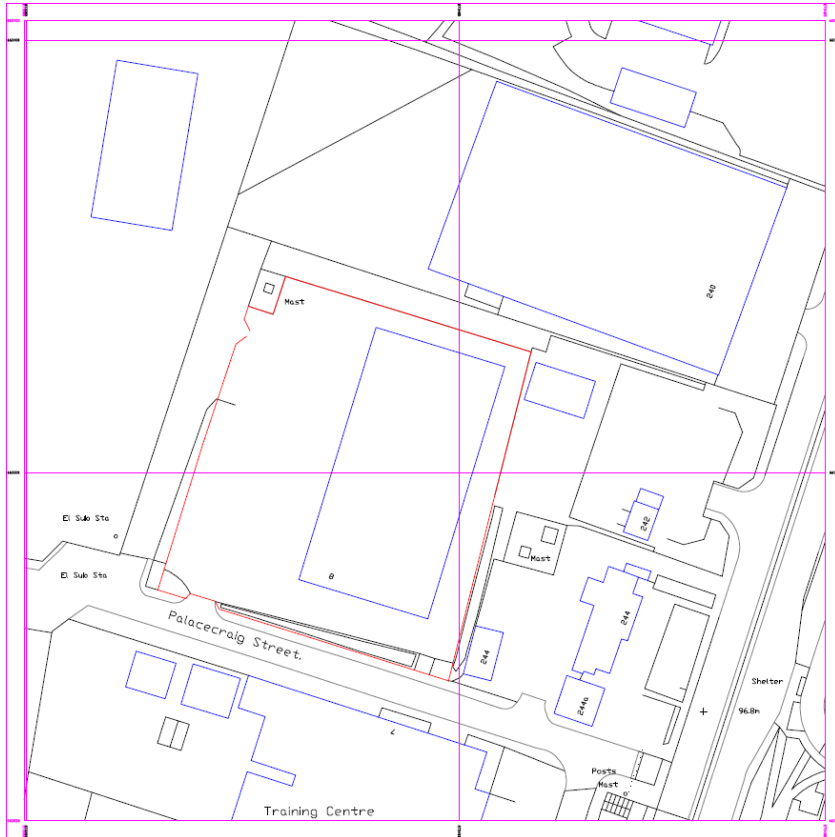
Rent

On application.

Energy Performance Certificate

An EPC will be available on completion.

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REVISIONS	
NO.	DESCRIPTION

DATE	BY	DESCRIPTION

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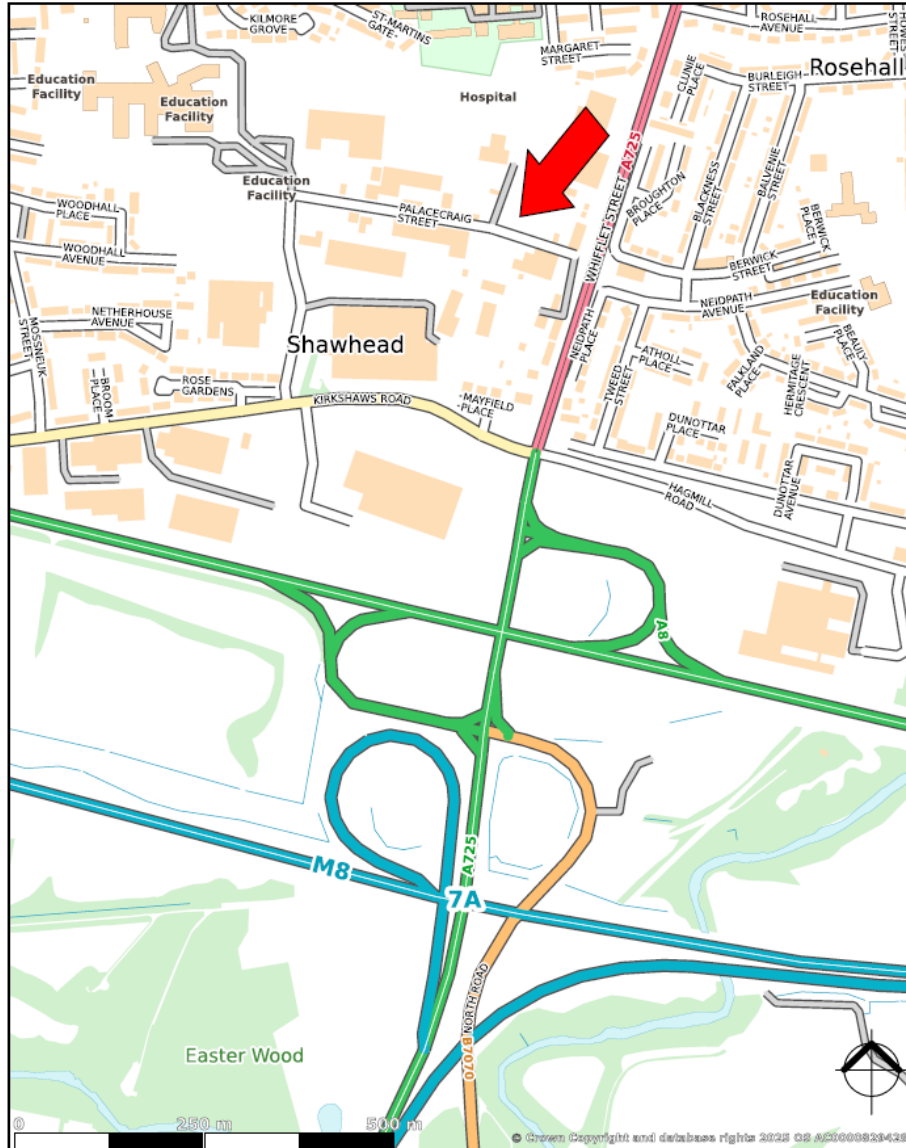
CLIENT: W Watson Charitable Trust
 ADDRESS: Greenfield Works, Ballylough Road, Castlewellan, Co. Down, N. Ireland.

PROJECT: New Industrial Unit
 SITE: 8 Palacecraig St, Coatbridge, ML5 4RY

DATE: 10/10/2017
 DRAWING: S10PP-3
 SHEET: 01 OF 01
 PROJECT: 1717

BLOCK PLAN
 1:250

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Viewing / Further Information

For further information or to arrange a viewing please contact:



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