

# To Let

**Industrial/Logistics, Industrial/Logistics -  
Distribution, Industrial/Logistics - Trade,  
Industrial/Logistics - Warehouse 3,191 - 7,467 sq ft  
GIA**

M8 Interlink, Kirkshaws Road, Coatbridge, Lanarkshire, ML5 4RP



## Summary

- Refurbished industrial and warehouse units within a prominent location on the M8
- Type: Industrial/Logistics, Industrial/Logistics - Distribution,

## Industrial/Logistics - Trade, Industrial/Logistics - Warehouse

- Tenure: To Let
- Size: 3,191 - 7,467 sq ft GIA
- Rent: Available on Request

## Location

The M8 Interlink Estate provides an unrivalled location fronting into the M8 motorway and adjacent to the Kirkshaws Interchange providing 4 way access to the main arterial route to Glasgow and Edinburgh. The junction also provides a direct route to the M74, via the A725, providing access to south Glasgow and England.

The estate comprises two sections, Monklands Industrial Estate and the M8 Interlink Estate which are been combined and are now collectively known as M8 Interlink. The estate as a whole provides a secure pleasant working environment with all southern boundary units having the benefit of prominence to the M8 motorway, which is visible to a high volume of traffic every day.

## Specification

- Refurbished industrial and warehouse units
- Inclusive of office accommodation
- 3 phase power
- Gas connections
- Minimum 6m eaves height

## Availability

Unit	Size	Rent (pa)	Rateable value
M8 Interlink, Unit 1	3,191 sq ft	£20,750	£17,600
Monklands, Unit 3E	7,475 sq ft	£43,000	£37,250

## Terms

The accommodation is available by way of a new lease for a term to be agreed between the parties.

## Viewing

Strictly by appointment by the sole agents.

## Energy Performance Rating

This property has been graded as F-F: 90(+F).

## Rent

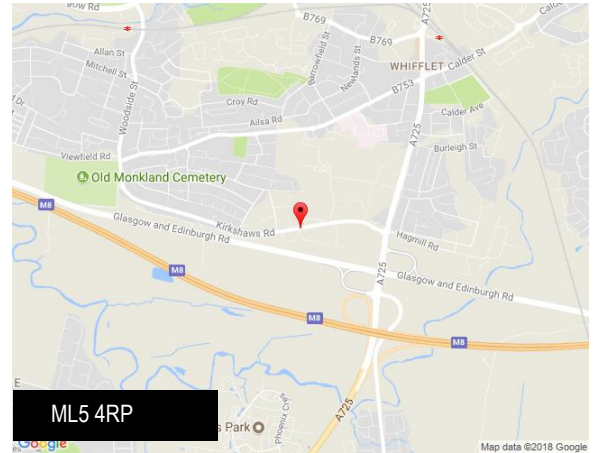
Available on Request

## Business Rates

Available on Request

## Service Charge

Available on Request



## Viewing & Further Information

If you are interested and would like more information please get in touch.

## Contacts

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