

TO LET



**1 ISLAY WAY
COATBRIDGE
ML5 5DX**

Single storey detached office unit with secure yard
Building extends to 111m² (1200Sq.Ft) or thereby
Flexible lease terms available

Rental offers over £12,000.00 (*Per Annum, Excluding VAT*) are invited.

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COATBRIDGE
ML5 5DX**

LOCATION

The subject property is positioned within a predominantly residential area in Old Monkland, Coatbridge. The site is accessed off Old Monkland Road with ready access onto the main arterial routes through Coatbridge. The location is well connected to the wider motorway network which serves Central Scotland with the M8, M73 and M74 all easily accessible. The area is well served by public transport and the site benefits from an enclosed yard which provides ample room for car parking.

Coatbridge is located approx. 11 miles west of Glasgow city centre.

DESCRIPTION

1 Islay Way

The premises comprise a single storey detached building of concrete panel construction with a pitched roof, situated within a securely fenced and gated yard. The building has a glazed frontage with roller shutters and has undergone recent refurbishment including internal redecoration and new flooring. In addition, the property benefits from a modern fitted kitchen area and separate gents/ladies' toilet facilities.

PERMITTED USE

Class 1A—Shops and financial, professional and other services.

Offers for hot food takeaways will not be considered.

The sale of alcohol from the premises will be strictly prohibited.

SIZE

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate the following approximate:

Net Internal Area: 111m² (1200Sq.Ft) or thereby

RENTAL

Rental offers in excess of **£12,000.00** (Per Annum, Exclusive of VAT) are invited.

CLOSING DATE

**** WEDNESDAY 18TH JUNE 2025 AT 12 NOON ****

All Parties should register their interest via Public Contracts Scotland Portal.

Please Note: You **MUST** register as a Supplier with Public Contracts Scotland

https://www.publiccontractsscotland.gov.uk/Register/register_Supplier.aspx

Please also check your Junk Folder for correspondence.

This is a free service and can be concluded within 10 minutes of logging on to the site.

Any submission that does not meet the requirements detailed in these particulars will be excluded from the review process. Applications arriving after the closing date/time may not be considered.

North Lanarkshire Properties will only accept submissions made via the Public Contracts Scotland Portal, No other medium will be accepted. North Lanarkshire Properties does not undertake to accept the highest offer or indeed, any offer received.

SERVICE CHARGE

No Service Charge was charged for the year 2022/2023, However the Landlord reserves the right to service charge in future.

RATES

The Rateable Value of the property is £8,000 with effect from 1 April 2023. The tenant will be responsible for the payment of Non-domestic Rates.

[Note: The current Rateable Value falls within the parameters of the Small Business Bonus Scheme which can provide 100% rates relief subject to tenant qualification.]

Non-domestic Rates enquiries should be referred to businessrates@northlan.gov.uk Tel: 01698 403212
Rateable Value enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476000.

INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

EPC RATING

The Building Energy Performance Rating is **TBC**

STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

INFORMATION AND VIEWING

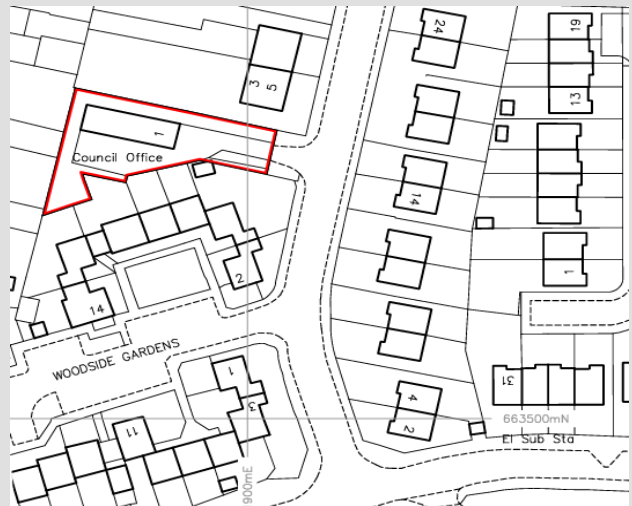
If you require further information or would like to arrange a viewing please do not hesitate to contact us -

**North Lanarkshire Properties,
Suite G.3 Dalziel Building,
7 Scott Street,
Motherwell,
ML1 1PN.**

Telephone: 01236 632 800

Email: Property@northlan.gov.uk

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Statutory requirements:

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These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of North Lanarkshire Properties LLP has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 North Lanarkshire Properties LLP is bound by the terms of this Act. This means that the North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.