



54 Brown Street, Coatbridge, ML5 4AS
£2,000 Per Month

Nestled in the vibrant heart of Coatbridge, this commercial unit presents an excellent opportunity for businesses seeking a prime location. With its strategic position on Brown Street, the property benefits from high visibility and foot traffic, making it an ideal spot for retail or service-oriented enterprises.

The unit boasts a private parking area, ensuring convenience for both staff and customers. This feature is particularly valuable in a bustling area, where parking can often be a challenge. Additionally, the secure shutter entry provides peace of mind, enhancing the safety of your business assets.

In summary, this commercial unit on Brown Street is a promising opportunity for those looking to thrive in Coatbridge's dynamic market. With its advantageous location, private parking, and secure access, it is well-equipped to meet the needs of a variety of businesses. Do not miss the chance to explore this exciting prospect.

- Unit 5A - Open space, reception area and WC - size 1097 sq ft
- Unit 5B - Open space & WC - size 1012 sq ft
- Unit 5C - Open space, WC, Kitchen area and reception - size 1033



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Scotland	EU Directive 2002/91/EC	