



Business Centre

South Caldeen Road • Coatbridge • ML5 4EG

- Brand new development
- Self contained main door ground floor units
- Abundant private parking
- Secure telephone access
- Kitchen facilities and lift access
- Full building insurance included
- 24 hour access
- Broadband available
- No service charge
- Flexible terms
- Immediate entry
- CCTV

TEL: 0844 800 1986
www.arca-bc.com

TO LET - FLEXIBLE TERMS

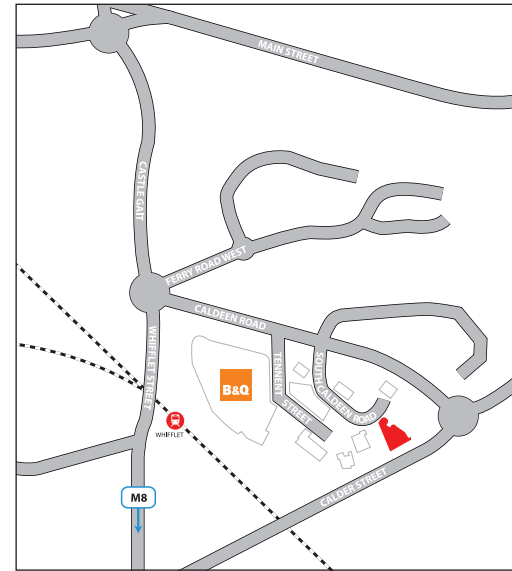
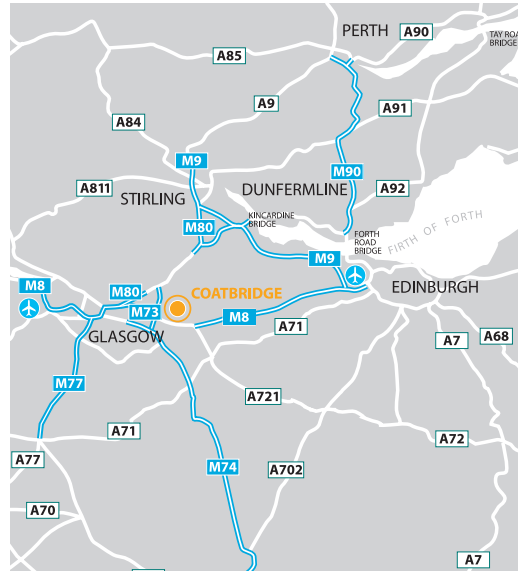
Business Units - 400 - 2,200 sq ft

CONSTRUCTION COMMENCED - AVAILABLE EARLY 2008

* Photography is indicative only



- A superb two storey landmark building finished to a high standard and fully equipped to meet the needs of modern business
- 15 business units of varying sizes on two floors with communal kitchens and rest areas. Ground floor units are self contained with main door access and private facilities
- Prominently located on South Caldeen Road, Coatbridge, directly behind the B&Q Warehouse
- A desirable location for businesses wishing to present a professional company image
- Flexible business space with private parking and modern facilities
- Lunchtime offers a variety of dining options within walking distance
- Bespoke CCTV, alarm system and door entry system providing a high level of security
- Broadband available and the use of a digital phone system to each business unit



Managed Business Space

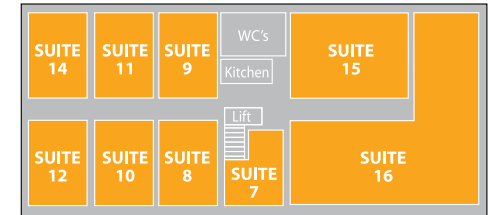
Your rent includes your business unit as well as cleaning, security and building and plant maintenance to common areas.

We'll provide superb working facilities at a great price allowing you to focus on running your business.

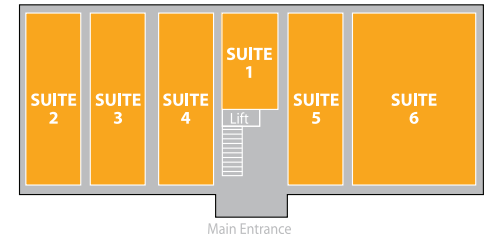
Our aim is to ensure that you enjoy excellent value for money and a first class service.

- STEP 1-** Telephone or e mail and we will advise you on the availability of the unit you require – space is available on both flexible licence and longer term lease arrangements.
- STEP 2-** Complete our form and pay a deposit and your first month's rental in advance.
- STEP 3-** Move in – it couldn't be easier!

First Floor

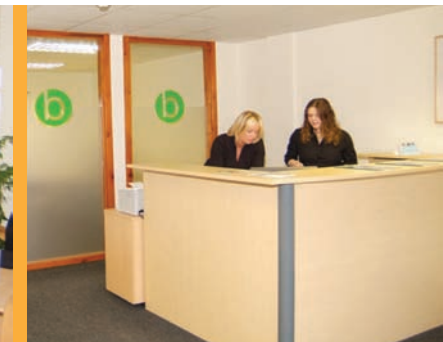


Ground Floor



Suite Sizes

Unit	Sq ft	Sq m
1	710	66
2	950	88
3	950	88
4	950	88
5	950	88
6	1,900	177
7	400	37
8	500	46
9	500	46
10	500	46
11	500	46
12	500	46
14	500	46
15	950	88
16	2,200	204



Business Centre

To view call or email for an immediate response.

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E-mail: info@arca-bc.com