

TO LET / FOR SALE



Warehouse with Office Accommodation

Airdrie, Unit 303 Brownsburn Industrial Estate, Ninian Road, ML6 9SE

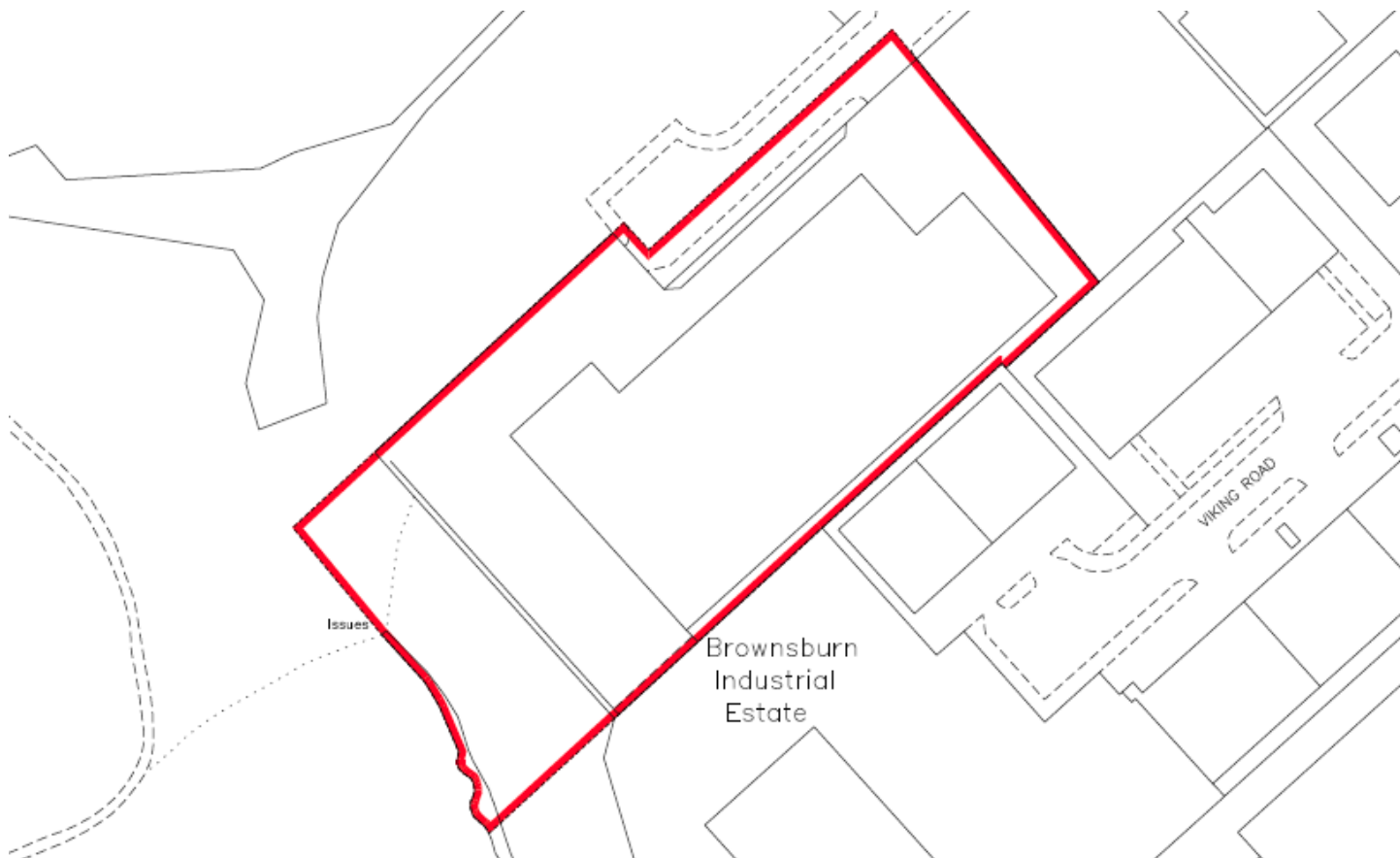
Gross Internal Area: 3,119.04 sq m (33,573 sq ft)

- Conveniently Located close to Junction 6 of M8 Motorway
- High Eaves Height of 7.1m
- Rent: Offers over £85,000 per annum
- Price: Offers in the region of £1,000,000.



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LOCATION

Airdrie is located in an accessible location within North Lanarkshire, approximately 16 miles east of Glasgow and 34 miles west of Edinburgh. The town is conveniently located close to junction 6 of the M8 motorway. Brownsburn Industrial Estate is to the south of Airdrie Town Centre and the industrial unit is located towards the rear of the estate.

Nearby occupiers include Sneddon Transport and Davidson Cash and Carry.

DESCRIPTION

The property comprises a substantial industrial facility providing workshop and office accommodation. The main building is of steel portal frame construction with brick walls to dado height and insulated cladding to roof level. The roof is clad with insulated asbestos sheets which has been partially overlaid with profile metal sheets. 2 electrically powered roller doors provide access from the workshop to the yard area. The main workshop has an eaves height of approximately 7.1m. Part of the workshop has been converted into two storey office accommodation, staffroom and toilet facilities.

A lean-to extension provides further workshop/storage space. The office area benefits from gas central heating.

Externally there is a part tarred, part concrete parking and loading area and the entire site is surrounded by a security fence.

FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Workshop	2,786.57 sq m	[29,994 sq ft]
Offices	245.17 sq m	[2,639 sq ft]
Mezzanine	87.30 sq m	[940 sq ft]
Total	3,119.04 sq m	[33,573 sq ft]

RENT

Offers over £85,000 per annum.

PRICE

Offers in the region of £1,000,000.

VAT

Any price/rent quoted is exclusive of VAT which may be applicable.

RATING ASSESSMENT

The valuation role shows a rateable value of £79,500 with effect from 1st April 2023.

The Uniform Business Rate for the year 2024/2025 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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