



Block 1

UNITS 1 & 2

**Brownsburn
Industrial Estate**

AIRDRIE, ML6 9SE

TO LET

9,380 sq ft + Dedicated Yard

Location

Brownsburn Industrial Estate is situated at the junction of Brownsburn Road and Carlisle Road in Airdrie, just 2 miles from Junction 6 of the M8 Motorway and approximately 15 miles east of Glasgow.

Carlisle Road forms the main arterial route linking Airdrie Town Centre to the M8 Motorway.



Description

The unit comprises a modern steel framed building which is ready for immediate occupation. The specification includes:

- 4 no. electric roller shutter doors
- LED lighting
- Integrated daylight panels
- Separate WC and kitchen block
- 4.73m to haunch and 7.19m to apex
- 3 phase power
- Large dedicated yard



Accommodation

The accommodation forms 2 individual units which can be let in part or whole. The units Gross Internal Area (GIA) extend to **9,380 sq ft + Dedicated Yard**

Unit	SQ FT	SQ M
Unit 1	4,695	436.18
Unit 2	4,685	435.25

EPC:

The property has an EPC rating of A

Ratable Value:

The incoming occupier will be responsible for paying Business Rates (the Rates Payable) for the unit. Please note the incoming occupier will be eligible for 12 months full rates relief under the Business Growth Accelerator Relief.

VAT:

The property has been elected for VAT and will be applicable to rent and other applicable costs.

Occupational Terms:

The unit is available on the basis of a new Full Repairing and Insuring lease. Full terms are available from the marketing agent.

Block 1**UNITS 1&2****Brownsburn
Industrial Estate****Contact:**

To arrange a viewing please contact the sole marketing agent:

EGM Property Consultants**Ross Jubin**

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