

TO LET
5,387 sq ft

Unit 5

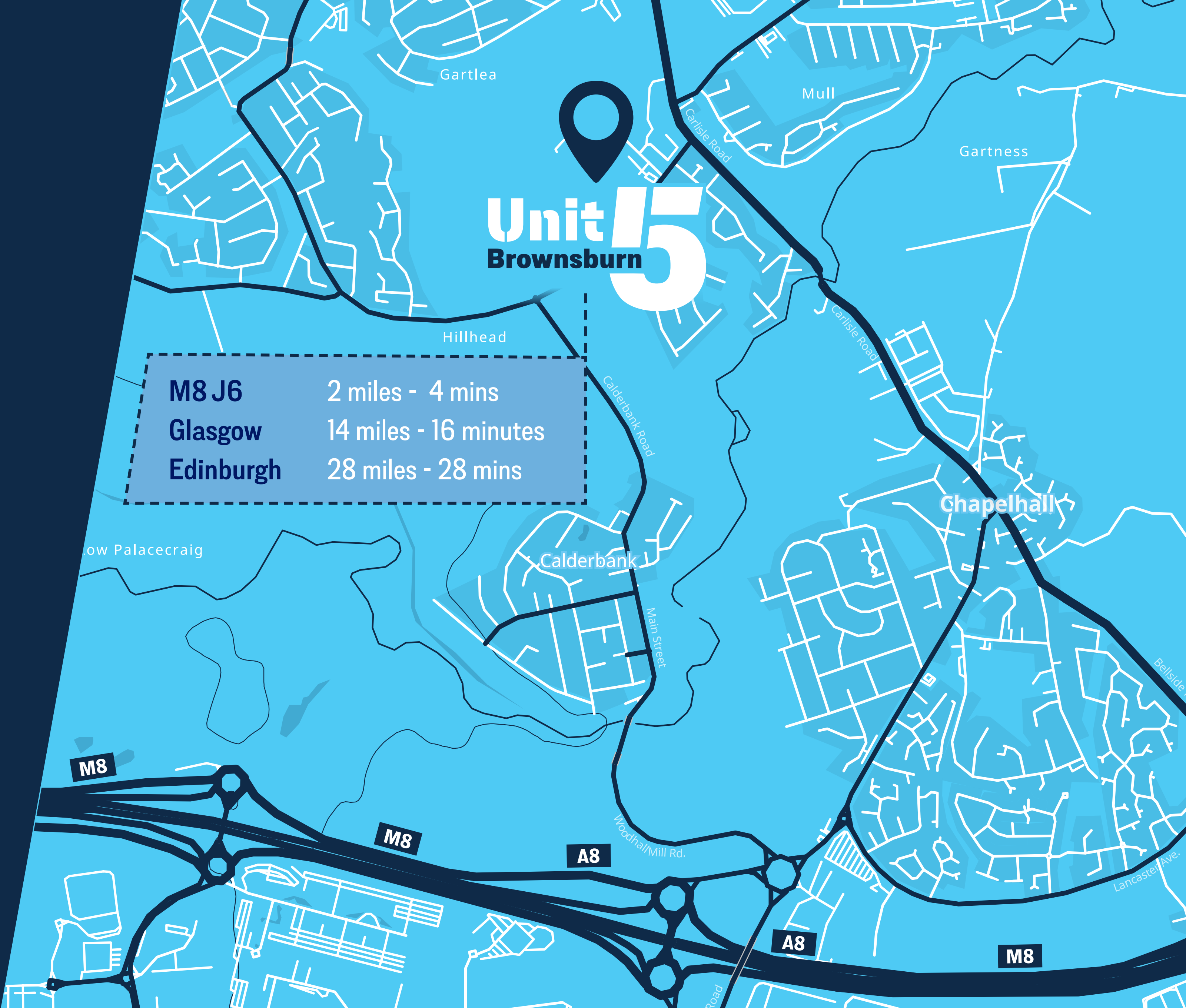
Brownsburn
Industrial Estate

AIRDRIE, ML6 9SE

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:

- 1 no. electric roller shutter doors – 5.5 (h) x 5.85m (w)
- LED lighting
- Integrated daylight panels
- Separate WC and kitchen block
- 5.19m to haunch and 6.68m to apex
- Large dedicated yard
- 3 phase power



Accommodation

The unit extends to the following Gross Internal Area (GIA):

Unit	SQ FT	SQ M
Industrial Unit	5,387	500.46

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, which is calculated as follows:

Ratable Value: £26,000

Rates Poundage: £0.498

Rates Payable: £12,948

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.

Unit 15

Brownsburn Industrial Estate

Contact:

To arrange a viewing please contact the sole marketing agent:

EGM Property Consultants

Ross Jubin

E: ross.jubin@egmproperty.co.uk

T: 07889590133

EGM

Property
Consultants

EGM Property Consultants Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) While these particulars have been carefully prepared their accuracy is not warranted. Details may change after these particulars have been prepared due to circumstances outwith our control. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of EGM Property Consultants Ltd has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of an exchange of correspondence with our clients' solicitors. (vi) Photographs & drawings for illustration purposes only. April 2024. Design by Ninetwo.