



**TRADE COUNTER/ INDUSTRIAL UNIT  
WITH DEDICATED YARD**

- > GIA – **969.35 SQ M (10,434 SQ FT)**
- > SECURE YARD SPACE (APPROX 0.2 ACRES)
- > LAST REMAINING UNIT WITHIN POPULAR TRADING ESTATE
- > ON-SITE PARKING
- > 4.3M MIN EAVES HEIGHT
- > **RENT: UPON APPLICATION**

**TO LET**

**UNIT 7/8, OSPREY TRADE PARK, WATT STREET, AIRDRIE, ML6 6LZ**

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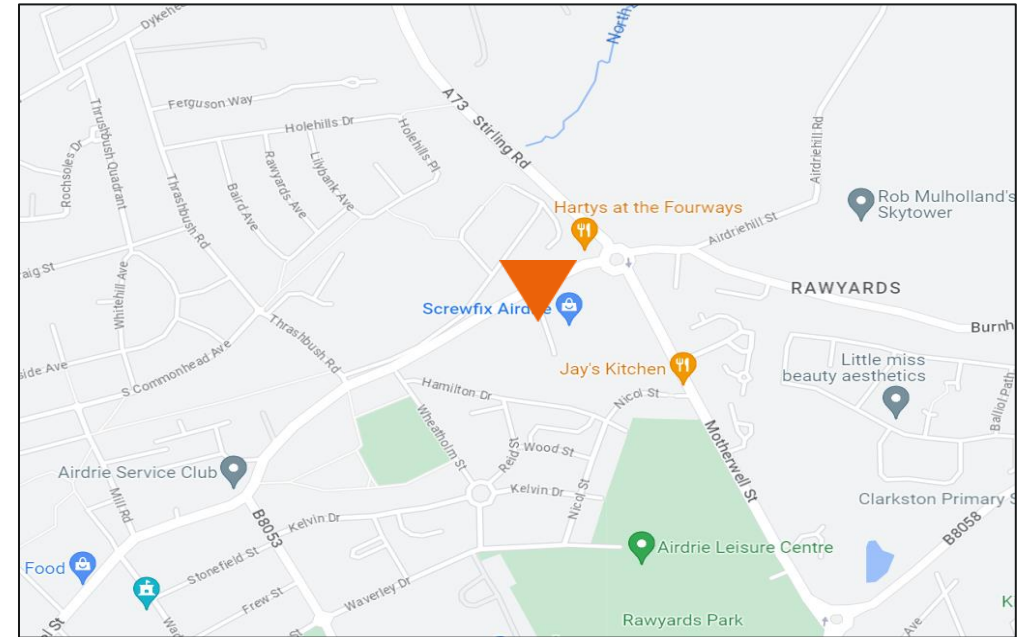
## LOCATION

The subjects are situated within the popular town of Airdrie, located in North Lanarkshire, Scotland. The wider catchment area of Airdrie includes several other commuter towns and villages, to include Coatbridge, Chapelhall and Plains, among others. Airdrie is located approximately 15 miles east of Glasgow and benefits from a population in excess of 37,000.

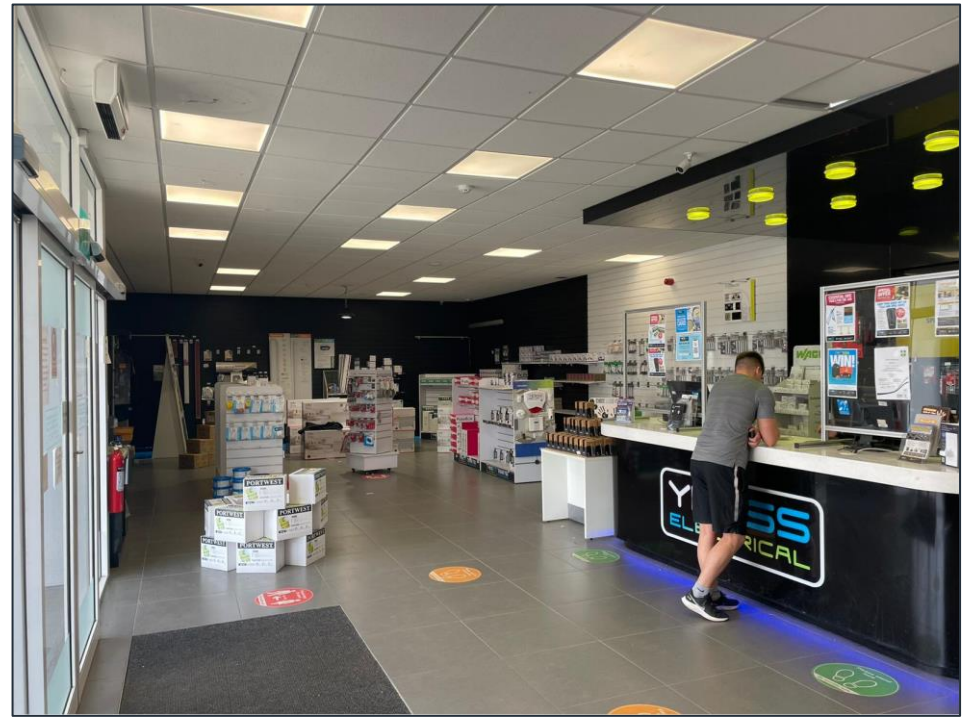
More specifically, the subjects are located within Osprey Trade Park, Watt Steet, close to its junction with Black Street. Black Street acts as one of the main arterial routes within Airdrie and as such, the subjects benefit from a high volume of vehicular passing traffic.

Vehicular transport links to Glasgow and Edinburgh are provided via the M8 motorway which is located a short distance to the south of the subjects at Junction 7.

Osprey Trade Park acts as the focal point of all trade counter operators within the area, with Jewson, Screwfix, Howdens, Miers and Kestral all present within the estate.







## UNIT 7/8, OSPREY TRADE PARK, WATT STREET, AIRDRIE, ML6 6LZ

### DESCRIPTION

The subjects comprise an end terraced trade counter unit situated within an established trade park. The subjects are of steel portal frame construction with profile metal sheeted walls and roof, incorporating translucent panels. Artificial light is also provided by way of modern LED light fittings throughout.

Internally, the subjects provide a large trade counter/ sales area to the front of the subjects, with staff office and break out area. High quality warehouse accommodation is situated to the rear with a minimum eaves height of 4.33m and an apex of 6.54m. Further storage space is also located towards the rear which is of a maximum eaves height of 3.76m.

Access can be gained via glazed pedestrian doors to the front projection, or alternatively via electric roller shutter providing vehicular access. This entrance also provides access to the secured yard area which is associated with this unit.

### RATING

The subjects are entered into the current valuation roll at **£33,500**.

The rate poundage for 2023/2024 is 49.8p to the pound.

Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk)

### EPC

A copy of the EPC can be made available upon request

### RENT

Upon application.

### SERVICE CHARGE

A service charge relating to the common parts of the estate is applicable. Further details can be made available upon request.

### PLANNING

We understand that the subjects benefit from having planning consent in line with the previous use as a Retail Trade Counter.

It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

### VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

### ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	Sq M	Sq Ft
TRADE COUNTER	969.35	10,434
<b>TOTAL</b>	<b>969.35</b>	<b>10,434</b>

The above Gross Internal Area (GIA) measurements were taken on site and in accordance with the RICS code of measuring practice (6<sup>th</sup> edition).

We calculate the dedicated yard to extend to approx. 0.2 Acres



**For further information or viewing arrangements please contact the sole agents:  
Shepherd Chartered Surveyors 2<sup>nd</sup> Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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