

RARELY AVAILABLE 22,500 sq.ft. INDUSTRIAL HQ WITH 2 ACRE SECURE YARD //

RECENTLY REFURBISHED

- Secure HQ Style Premises on 3.25 acre site
- Extensive Surfaced Yard (2 acres) & Car Parking Areas
- Prominent Roadside Position on A73
- Excellent Accessibility to M8 Motorway

**GRAHAM + SIBBALD**  
Chartered Surveyors and Property Consultants

**111 CARLISLE ROAD**  
**AIRDRIE, ML6 8AG**





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# THE LOCATION



Airdrie is located 15 miles east of Glasgow and 35 miles west of Edinburgh, within the North Lanarkshire Region of the Central Belt. Airdrie is in close proximity to the M8 and can be accessed from either Junction 6 Newhouse Interchange or Junction 6A both of which are under 2 miles from the premises.

Existing occupiers in the vicinity include Central Motors, Speedy Plant & VehicleHire, Build Base Airdrie, Airdrie Auto Solutions, Auto Parts and Tip Trailer Services.

The property sits directly on the A73 Carlisle Road, which is one of the main arterial routes into Airdrie, its prominent position as well the quick and direct access to the M8 providing an excellent strategic location.





STIRLING

111 CARLISLE ROAD  
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111 CARLISLE  
ROAD

EDINBURGH

M73

GLASGOW

M8

Junction  
6

A73

**TRAVEL TIMES:**

To/from M8 Motorway J6: 4 minutes by car

To/from Glasgow: 22 minutes by car, 25 minutes by train direct

To/from Edinburgh: 50 minutes by car, 47 minutes by train direct



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# DESCRIPTION

111 Carlisle Road, Airdrie is a 22,500 sq.ft. industrial warehouse sitting prominently on a 3 acre site, overlooking Carlisle Road. 111 offers the occupier the unique opportunity to acquire a c.22,500 sq.ft. industrial facility, with around 2 acres of secure yard. Across Greater Glasgow this ratio, with additional parking provision for clients and staff, is a rare opportunity.

While the yard is currently a mixture of concrete, tarmac and hardcore, our clients would consider surfacing fully in concrete, should the preferred occupier desire.

Our clients are undertaking extensive refurbishment works, with new roof, cladding and offices, kitchen and WC's already upgraded. Internally the accommodation benefits from:

- **60 x 24m Open Plan Warehouse**
- **2+ acre secure yard compound**
- **7 x Roller Shutter Doors**
- **Drive In - Drive out capable**
- **Gas Heating System with Hot Air Blowers**
- **WC facilities on each floor**
- **3 phase power High Power Supply 3 kVA**
- **High Speed Fibre Broadband**
- **Electric Perimeter Fence**





## WAREHOUSE ONE

- Five high speed automatic sectional doors
- Four - 5x4.5m doors
- One — 4.5x4.5m doors

## WAREHOUSE TWO

- Two high speed automatic sectional doors
- Two — 4.5 x 4.5m doors

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# FOR FURTHER INFORMATION:



Should you have any interest in the premises or wish to be informed when it comes to market, please do not hesitate to let one of our sole letting agents know:-



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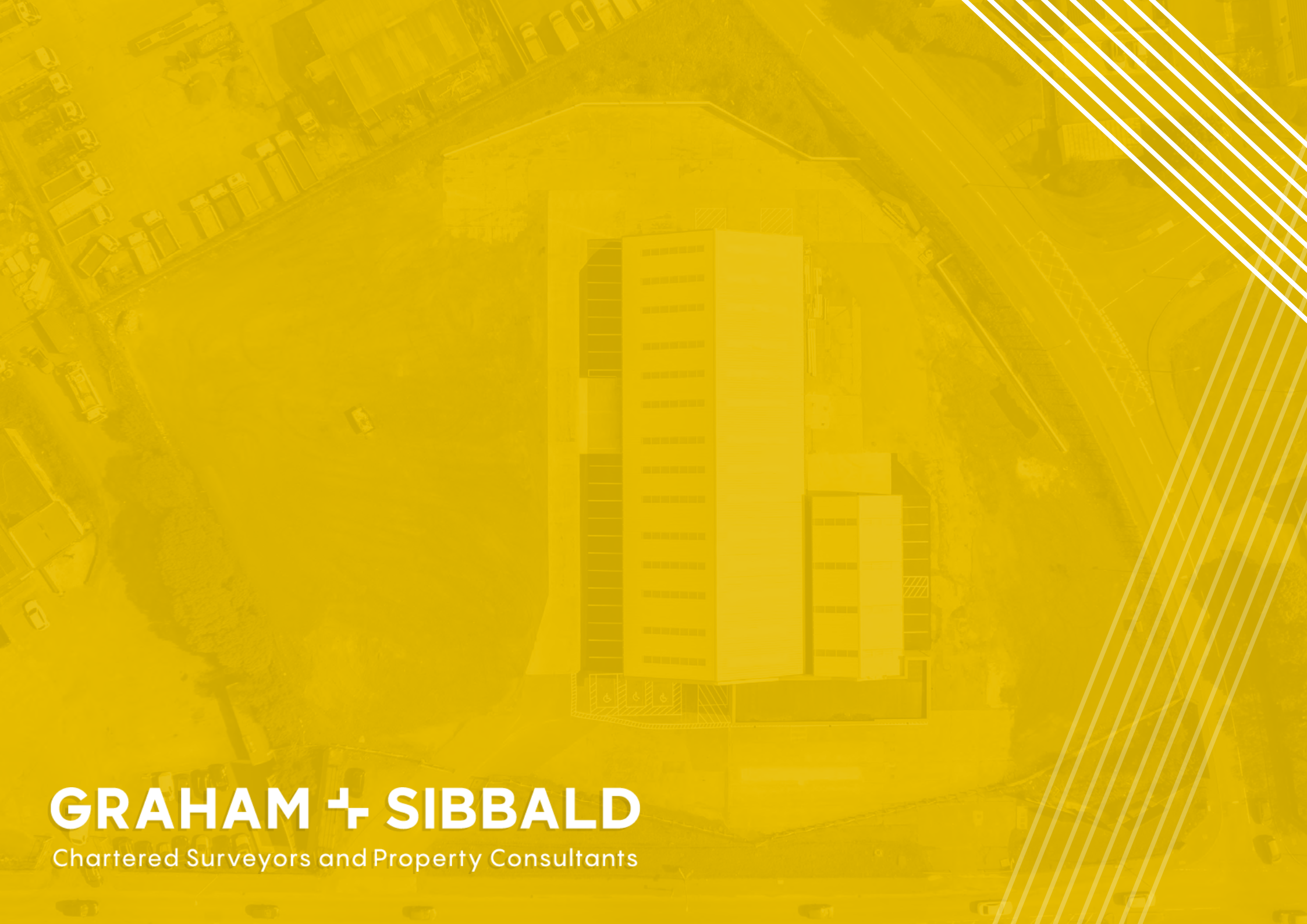


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