

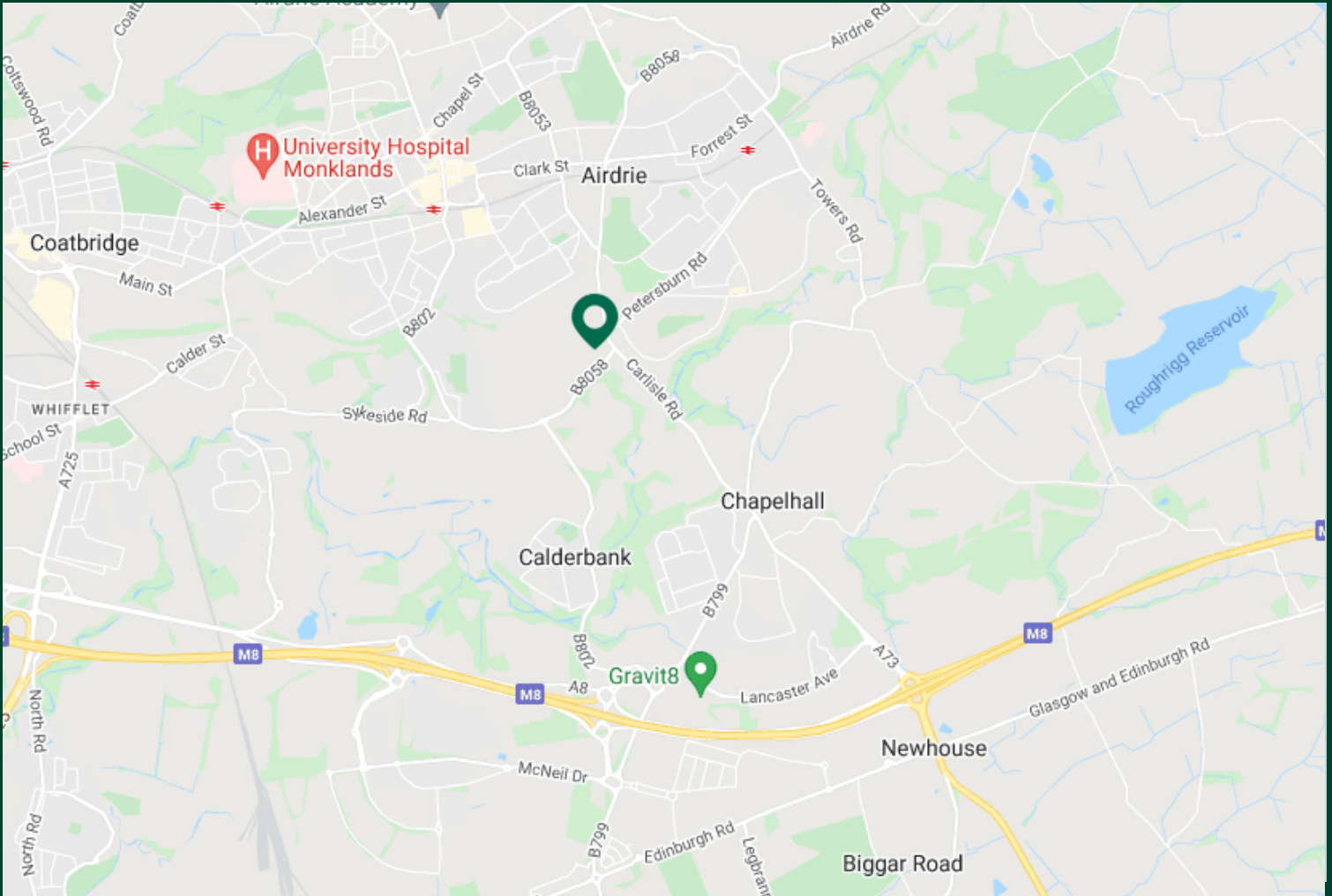
Building 1, Piper Road

Brownsburn Industrial
Estate, Airdrie, ML6 9SE



Building 1 Piper Road

Brownsburn Industrial Estate, Airdrie, ML6 9SE



A modern industrial unit in a popular, well-connected location.

Airdrie is situated approximately 15 miles to the west of Glasgow and 35 miles east of Edinburgh. It is accessed from the M8 motorway. The subjects are situated approximately 2 miles to the north of the M8/A73 interchange and on the main thoroughfare linking to the town centre and motorway network.

The immediate surrounding area is a mixture of industrial users and residential. The unit is accessed from the main entrance to Brownsburn Industrial Estate on Ninian Road.

3,700

Square Feet

2

Miles to M8 / A73 Interchange

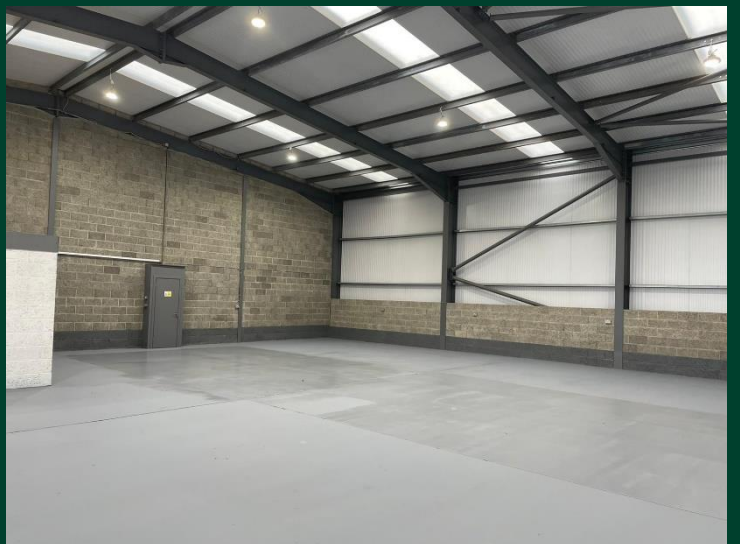
20

Minute drive to Glasgow city centre

Summary

The property was built in 2021 and is a modern semi-detached industrial unit of steel portal frame construction and benefits from profiled insulated cladding, including an insulated composite panel roof system (100mm) with translucent skylights which creates good natural light. The unit is energy efficient and built to the latest building standards comprising the following:

- 5.25m high automatic vehicle entrance doors
- LED lighting system
- 3 phase power
- Concrete floor slab
- 5m minimum clear eaves height
- Yard area & parking
- Office and staff welfare accommodation



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To Let

Accommodation

The property has been measured on a Gross Internal Basis (GIA) in accordance with the RICS Code of Measuring Practice 6th Edition as below:

Warehouse: 3,700 sq ft / 344 sq m

Disposal Terms

Available on a new lease.

The quoting rent is available on application.

Entry

The unit is available for immediate occupation.

EPC

The EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.



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