



TO LET
2,373 sq ft

Unit 7

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:

- 2 no. electric roller shutter doors - 3.52m (h) x 5m (w)
- LED lighting
- Integrated daylight panels
- Reception and office area with glazed windows
- 1 no WC
- Tea prep
- 3.54m to haunch and 4.82m to apex
- Dedicated yard
- 3 phase power



Accommodation

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

Unit	SQ FT	SQ M
Industrial Unit	2,373	220.46

The office content comprises 297 sq ft (27.60 sq m)

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 however 100% business rates relief may be available under the Small Business Bonus Scheme Relief, subject to eligibility. Further details are available on request.

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.

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Contact:

To arrange a viewing please contact the sole marketing agent:

EGM Property Consultants

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EGM

Property
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