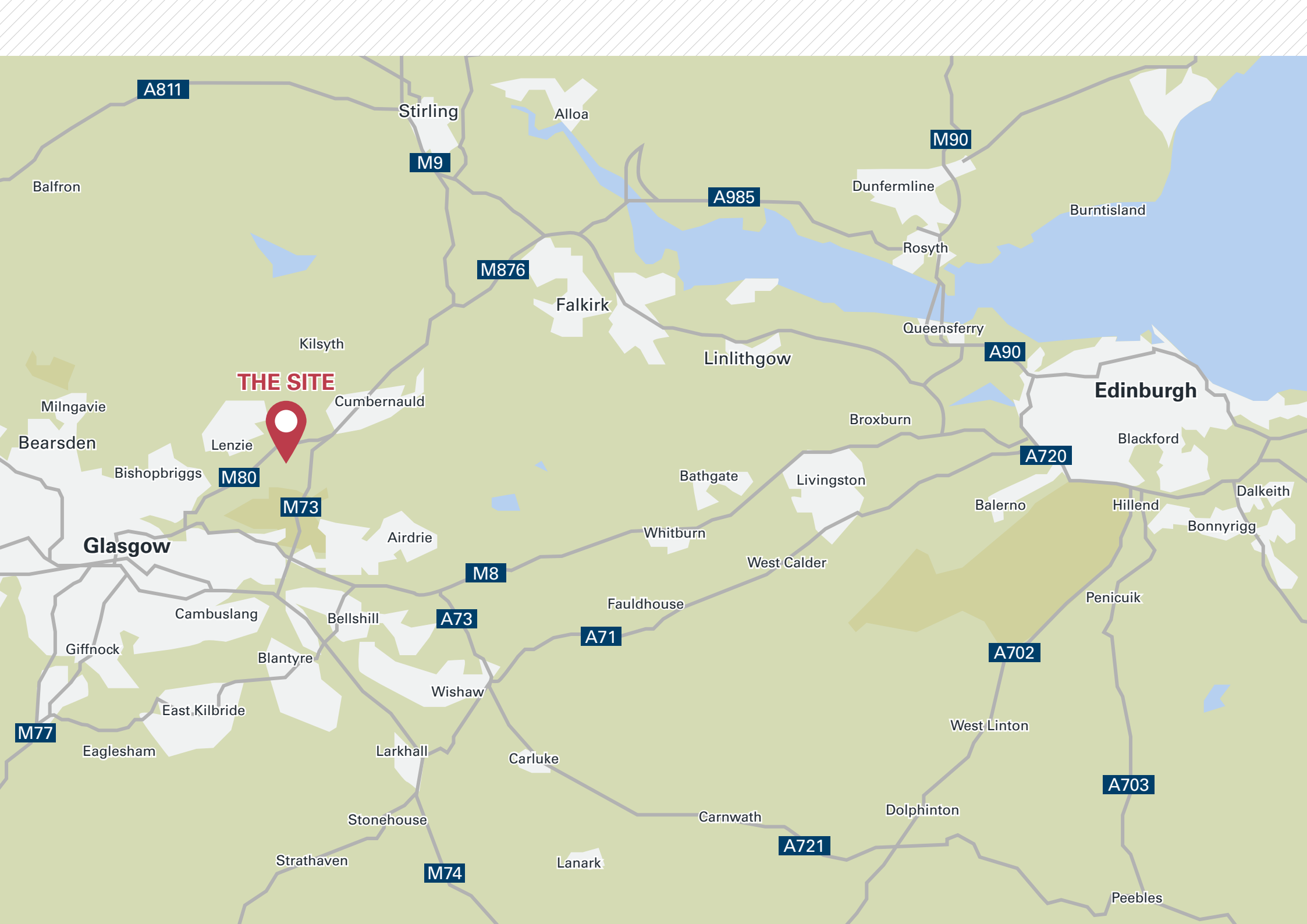




Chryston Works, Moodiesburn, North Lanarkshire, G69 0JL

FOR SALE – INDUSTRIAL PREMISES / SITE WITH REDEVELOPMENT POTENTIAL

NEWMARK



Executive Summary

- Opportunity to acquire a large industrial property
- Extensive total site of 32 acres or thereby
- Circa 22 acres of 'operational' land with potential to expand further
- Consideration may be given to sale of part only
- Approximately 39,000 sq ft of industrial / office / ancillary accommodation
- Located close to M80 (J4) and M73 (J3)
- 5 miles north-west of Glasgow
- Potential for alternative future uses or redevelopment (subject to obtaining the necessary planning consents)
- Heritable interest for sale (equivalent to English freehold)
- Unconditional offers invited
- Guide Price: On application

39,000 sq ft

GIA of existing accommodation



32 acres

Total site



+1,500 kVA

Combined dual power supplies



THE LOCATION

Chryston Works is located on the western edge of the town of Moodiesburn, approximately 5 miles north-west of Glasgow. The location is convenient for access to the nearby M80 and M73 motorways.

Considered to be strategically located, the site is within a short distance of arterial road networks with indicative drive times below.

There has been recent residential development across the road to the east of the subjects, forming part of large residential led redevelopment of former hospital land.

- ROAD

LOCATION	DISTANCE (MILES)	DISTANCE (MINUTES)
M80 Junction 4	1.5	5
M73 Junction 3	1.7	6
Glasgow M8 J13	6	10
Edinburgh (M80, M876,M9)	18	25
Edinburgh (M73, M8)	36	40
Stirling (M80)	40	48
Manchester (M73, M74, M6, M61)	215	3 hours 46 minutes





THE DESCRIPTION

The subject property comprises an extensive site, forming part of a former colliery which was operational until the late 1960s. Since then, the majority of the operational site has been used for concrete products manufacturing and open storage. Part of the site has an operational asphalt plant (which can be relocated off-site if full vacant possession is required) and part is leased out on a short-term basis. A small area of unused / undeveloped land is under historical third party ownership with a right of access – see approx. title outline plan

The site provides large areas of hard surfacing and has a drainage pond system in place for surface water attenuation. The western area of the site consists of natural tree / vegetation growth.

The property has a mains water supply and two electrical supplies which provide a combined significant capacity in excess of 1,500 kVA.

ACCOMMODATION

ACCOMMODATION	GIA	
	FLOOR AREA (SQ M)	FLOOR AREA (SQ FT)
Factory	3,177	34,200
Offices / Ancillary	468	5,031
Total	3,645	39,231

BUSINESS RATES

The premises are entered in the valuation roll with two entries amounting to a total of £118,000 NAV / RV with effect from 1 April 2026

EPC

The premises currently have three EPC's with ratings as follows:

Canteen – C	Main Factory – A	Office building – F
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PLANNING & DEVELOPMENT

The property has been utilised for its current purposes for in excess of 60 years. It has potential for alternative use, subject to obtaining all necessary statutory consents.

If clarification is required with respect to any planning elements, prospective purchasers should make their own enquiries of the local authority (North Lanarkshire Council).

TENURE

The property is offered heritable (equivalent of English freehold) with vacant possession.

VAT

VAT will be payable.

OFFERS

We are inviting offers on behalf of the vendor for the heritable interest by way of informal tender. The Vendor has a strong preference for an unconditional sale. Further details on the sale process will be issued in due course.

VIEWINGS

Viewings should be arranged strictly via appointment through sole agents, Newmark. No parties are to attend the site without an appointment.



Contacts

For further information please contact:

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NEWMARK

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Particulars issued May 2026.