

NO. 303

BROWNSBURN IND ESTATE NINIAN ROAD AIRDRIE ML6 9SE

TO LET (MAY SELL)
34,034 SQ FT (3,162 SQ M)
STANDALONE WAREHOUSE
WITH EXTENSIVE YARD



TO BE REFURBISHED

CGI FOR ILLUSTRATIVE PURPOSES ONLY

**BROWNSBURN
IND ESTATE**
NINIAN ROAD AIRDRIE

NO. 303

Unit 303 in Brownsburn Industrial Estate is a standalone unit, with steel portal frame, metal clad elevations and steel portal roof. The unit benefits from 7.1 metre eaves, a large secure concrete yard with parking, and two story office facilities with amenities.

The unit is due to be fully refurbished which includes new 40mm composite panel roof systems with skylights, new 40mm composite panelling to the walls, new floor slab, and general overhaul.

A full scope of refurbishment works is available upon request.



FULLY REFURBISHED



7.1M EAVES



LARGE SECURE YARD



**3 ROLLER
SHUTTER DOORS**



**GOOD CAR PARKING
PROVISION**



**2 STOREY OFFICE
ACCOMMODATION**

BROWNSBURN IND ESTATE NINIAN ROAD AIRDRIE

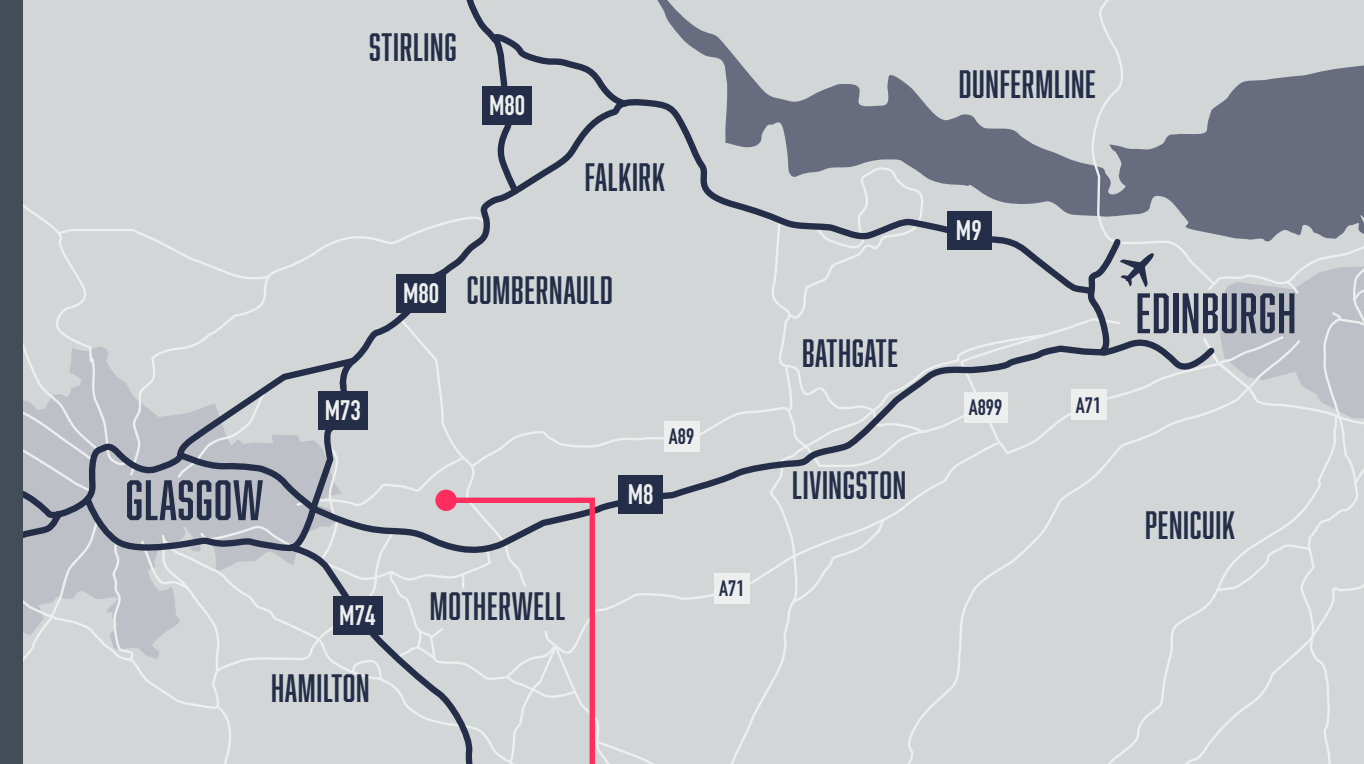
LOCATION

The subjects are situated within the popular town of Airdrie, located in North Lanarkshire, Scotland. More specifically, the subjects are located within Brownsburn Industrial Estate, Airdrie's predominant industrial location due to its close proximity to Junction 6 of the M8 Motorway.



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.

Neighbouring occupiers include; Arrow XL, Sneddon Transport, MV Commercial and Dawn Direct.



DRIVETIMES

20 MINS
GLASGOW

35 MINS
STIRLING

45 MINS
EDINBURGH

BROWNSBURN IND ESTATE

NINIAN ROAD AIRDRIE



NO. 303

TO LET (MAY SELL)
34,034 SQ FT (3,162 SQ M)
STANDALONE WAREHOUSE
WITH EXTENSIVE YARD

Terms

Available on a new Full Repairing and Insuring lease. Alternatively, the landlord will consider selling the property.

EPC

To be recommissioned upon completion of refurbishment.

VAT

The property is elected for VAT and VAT will be payable.

Further Information

For further details or viewing please contact the joint agents.



Mike Brown
mike@mcb-property.com
07809 231 449



Scott McPherson
scott.mcpherson@jll.com
07596 316 625



Scott Hogan
scott.hogan@knightfrank.com
07468 729 768

Andrew McCracken
andrew.d.mccracken@jll.com
07775 813 538

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. July 2026