egm.

To Let / For Sale



302A

Ninian Road, Brownsburn Industrial Estate, Airdrie, ML6 9SE

Well located end terrace industrial unit in popular industrial estate.

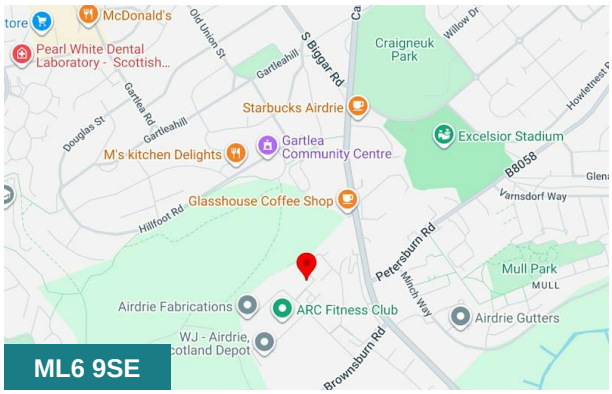
7,393 sq ft
(686.83 sq m)

- Existing fit out including offices, WCs and kitchen.
- Excellent connectivity to M8 motorway
- Potential to extend yard to front and rear.

302A, Ninian Road, Brownsburn Industrial Estate, Airdrie, ML6 9SE

Summary

Available Size	7,393 sq ft
Rateable Value	£29,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The availability comprises an attractive end terrace unit with external parking and loading yard to the front, secured by a palisade fence and well maintained landscaped areas. It should be noted the landscaping to the front could be removed to provide a larger open yard, while the title extends to the rear creating further scope for expansion.

Internally, the unit benefits from existing fit out including 4 office rooms, a kitchen/ canteen, and male and female WCs. The warehouse space provide excellent storage accommodation with access to the goods yard via a surface level roller shutter door.

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. Brownsburn Industrial Estate is 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.

Viewing & Further Information

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LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	2719 24/5/2012	**LAN133117**
N ORDNANCE SURVEY NATIONAL GRID REFERENCE		70m
NS7664SE NS7764SW NS7664NE NS7764NW		Survey Scale 1/1250

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