



## 32 Viking Road

Brownsburn Industrial Estate, Airdrie, ML6 9SE

**Refurbished industrial unit  
with existing high quality  
office fit out and dedicated  
yard**

**2,996 sq ft**  
(278.34 sq m)

- Newly refurbished unit in popular industrial estate
- Excellent access to M8 motorway
- High quality office content with meeting rooms
- Dedicated yard

# 32 Viking Road, Brownsburn Industrial Estate, Airdrie, ML6 9SE

## Summary

<b>Available Size</b>	2,996 sq ft
<b>Rent</b>	£30,000 per sq ft
<b>Rates Payable</b>	£2.48 per sq ft Based on 2026 valuation
<b>Rateable Value</b>	£14,900
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

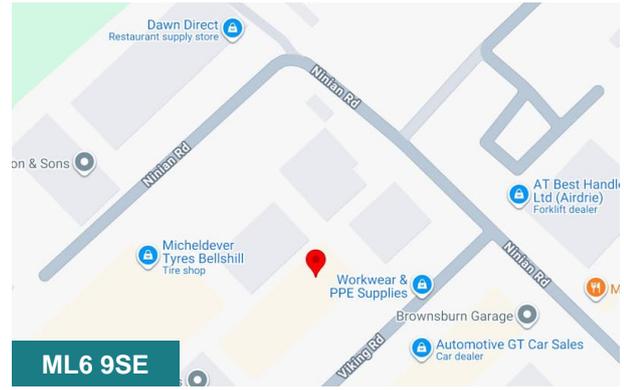
The property comprises a newly refurbished industrial unit with the following specification:

- Newly clad elevations and roof, with integrated daylight panels.
- LED light fittings
- 1 no. electric roller shutter doors (5m x 4m)
- Existing high quality office fit out
- Dedicated yard
- 3.16m to haunch and 4.03m to apex

## Location

Brownsburn Industrial Estate is conveniently located at the junction of Brownsburn Road and Carlisle Road, and only a 4 minutes drive time to Junction 6 of the M8 Motorway. Access to the surrounding motorway network is excellent, with the A725 (Bellshill Bypass) leading to the M74 only 9 minutes drive time, and the M73 via J8 of the M8 11 minutes drive time.

The estate is also well serviced locally with amenities located off Carlisle Road and within Airdrie Town Centre itself.



## Viewing & Further Information



**Ross Jubin**

07889590133

ross.jubin@egmproperty.co.uk