



## INDUSTRIAL UNIT WITH DETACHED OFFICE TO LET

Brownsburn Industrial Estate, Airdrie ML6 9SE

### LOCATION:

Within Brownsburn Industrial Estate on the southern fringe of Airdrie closely adjacent to the A73 which links via Chapelhall to the Newhouse junction of the M8 and to Stirling Road to the north for Cumbernauld and the M80.

Airdrie is situated approximately 12 miles east of Glasgow and is one of the principal towns of North Lanarkshire with excellent road links to the M80 and M8 and connections to the A725 for M73 and M74.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Part of a larger complex, an end-terraced industrial unit plus a detached office building within an exclusive yard.

Of steel, portal frame construction clad in profile sheeting, the unit is predominantly open plan with a toilet to the front right hand corner.

Access is by 4.4 m/14 ft 5 ins high x 3.8 m/12ft 5 ins wide electric roller shutter and adjacent personnel door and the internal eaves height is approximately 3.88 m/12 ft 9 ins, increasing at the apex.

The detached office offers 4 rooms, kitchen and 2 x toilets.

Within the larger complex, the unit and office have an exclusive, enclosed yard.

## AREA:

Workshop/garage – 290.16 sqm/3123 sqft or thereby gross internal area.

Office – 67.63 sqm/728 sqft or thereby net internal area

## RATEABLE VALUE:

£19,600



## ENERGY RATING:

Unit – A; Office - B

## PRICE, RENT, LEASE, DETAILS ETC:

Our clients have a lease of the whole Viking Works until June 2032 incorporating a break option in June 2027. Unit 1 is currently surplus to requirements and a new sub-lease is sought for the full term at RENTAL OFFERS OVER £29,000 per annum EXCLUDING VAT AND LOCAL RATES.

In the first instance all offers should be submitted to Mr Cameron of this office.

## VIEWING:

STRICTLY by appointment through ourselves as agents.

**REF: I203 Prepared March 2023**

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