egm.

To Let



Unit 4

Piper Road, Airdrie, ML6 9SD

Modern standalone industrial unit

8,030 sq ft

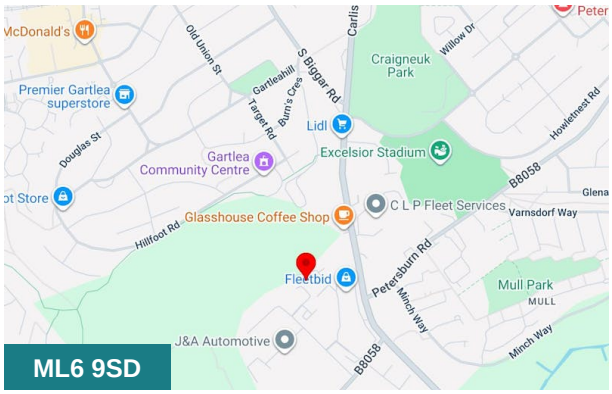
(746.01 sq m)

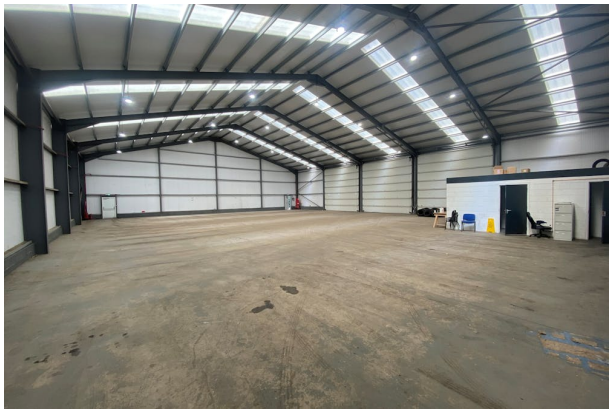
- Dedicated yard area to front
- 5.24m to haunch and 8.47m to apex
- Offices accommdoation with WCs and tea prep
- LED lighting
- 3 no. large 5.25m high automatic loading doors

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Summary

Available Size	8,030 sq ft
Rent	£68,000 per annum
Rates Payable	£2.17 per sq ft
Rateable Value	£58,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry





Description

The unit comprises a modern steel portal frame building with insulated cladding and concrete flooring. The roof benefits from natural daylight panels and is enhanced through LED lighting. Existing office facilities are in situ with WCs and tea prep.

Externally the unit benefits from a large concrete apron which is not currently enclosed but could be to provide dedicated yard facilities.

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. The subjects are 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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