



Unit 1B

Piper Road, Brownsburn Industrial Estate, Airdrie, ML6 9SD

Modern standalone industrial unit with dedicated front and rear yard.

4,650 sq ft
(432 sq m)

- Modern steel portal frame building
- Dedicated yard to front and rear with high loading doors on each side

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Summary

Available Size	4,650 sq ft
Rent	£35,000 per annum
Rates Payable	£3.64 per sq ft
Rateable Value	£34,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

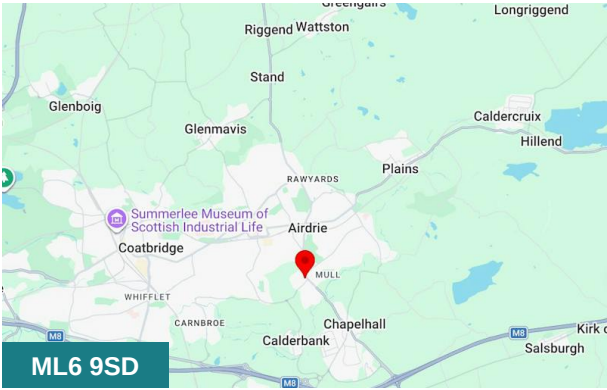
Description

The unit comprises a modern steel portal frame building with an internal eaves height of 4.37m with large roller shutter door on each gable end. The front and back of the unit also benefit from dedicated yards.

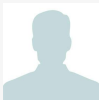
Portacabin office and WC facilities are located adjacent.

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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