



VICTORIA
INDUSTRIAL
ESTATE
AIRDRIE

TO LET
Block 2 Unit 1
3,005 sqft / 279 sqm

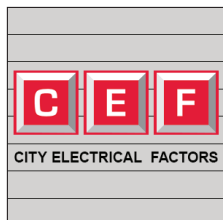
Trade Counter • Showroom • Industrial Unit

**FIRST 12 MONTHS
HALF RENT!**
subject to minimum 5 year lease



- 5 Minute drive to J7A, M8
- Refurb works now completed
- Coatdyke Railway Station 10 min walk

CURRENT OCCUPIERS



Denwolf

0141 225 8555
www.denwolf.co.uk

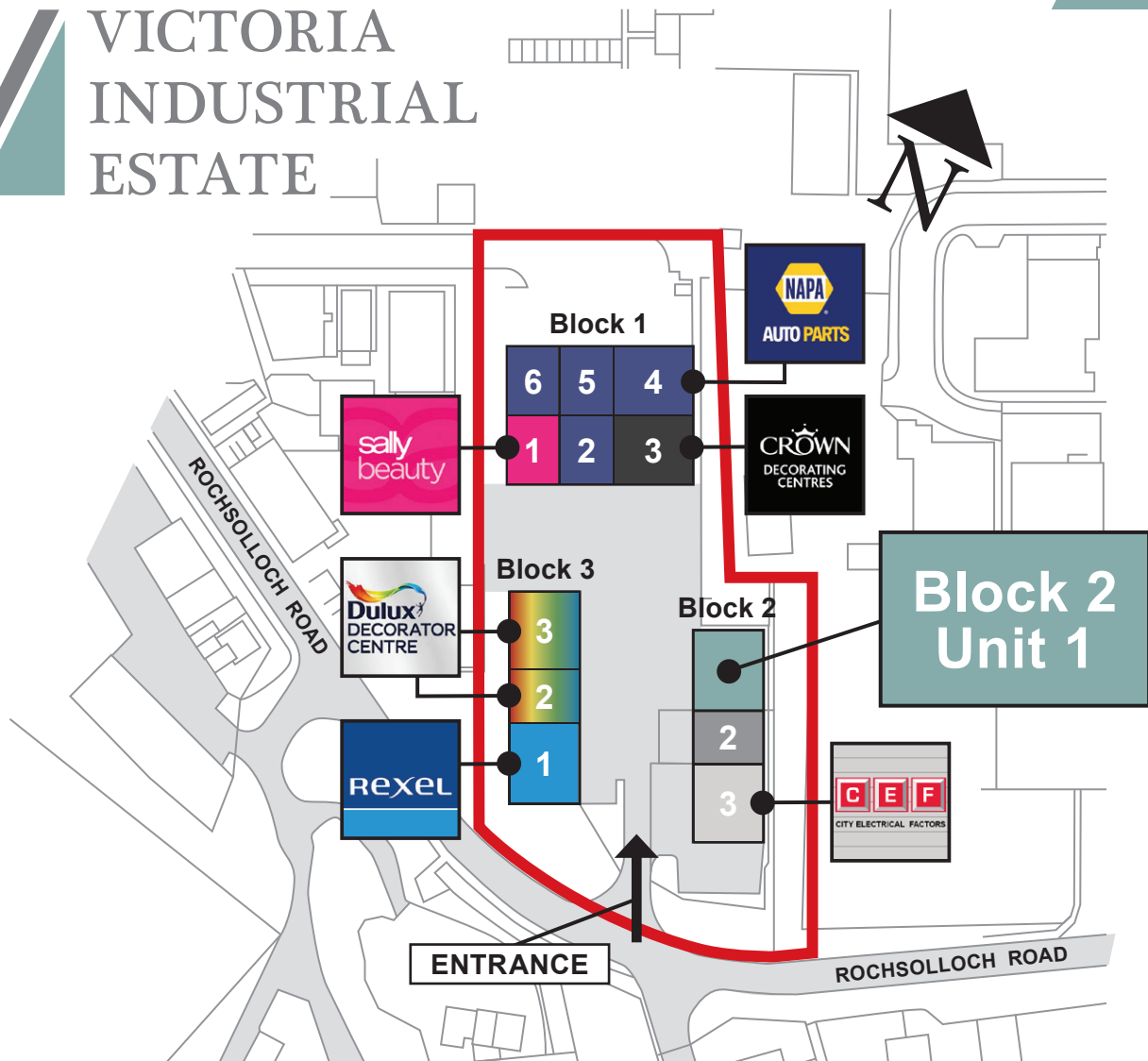
Grant Scrimgeour Denwolf AM
21 Blytheswood Square,
Glasgow G2 4BL
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Tel: 07771 956991



SATNAV
ML6 9BY



VICTORIA INDUSTRIAL ESTATE



DESCRIPTION

An end-terrace industrial unit of portal frame and metal cladding, measuring 3,005 sq ft. The office / reception has its own pedestrian entrance and the warehouse has a large vehicle roller door. The property has been extensively refurbished externally and internally including new roof lights which provide excellent natural light.

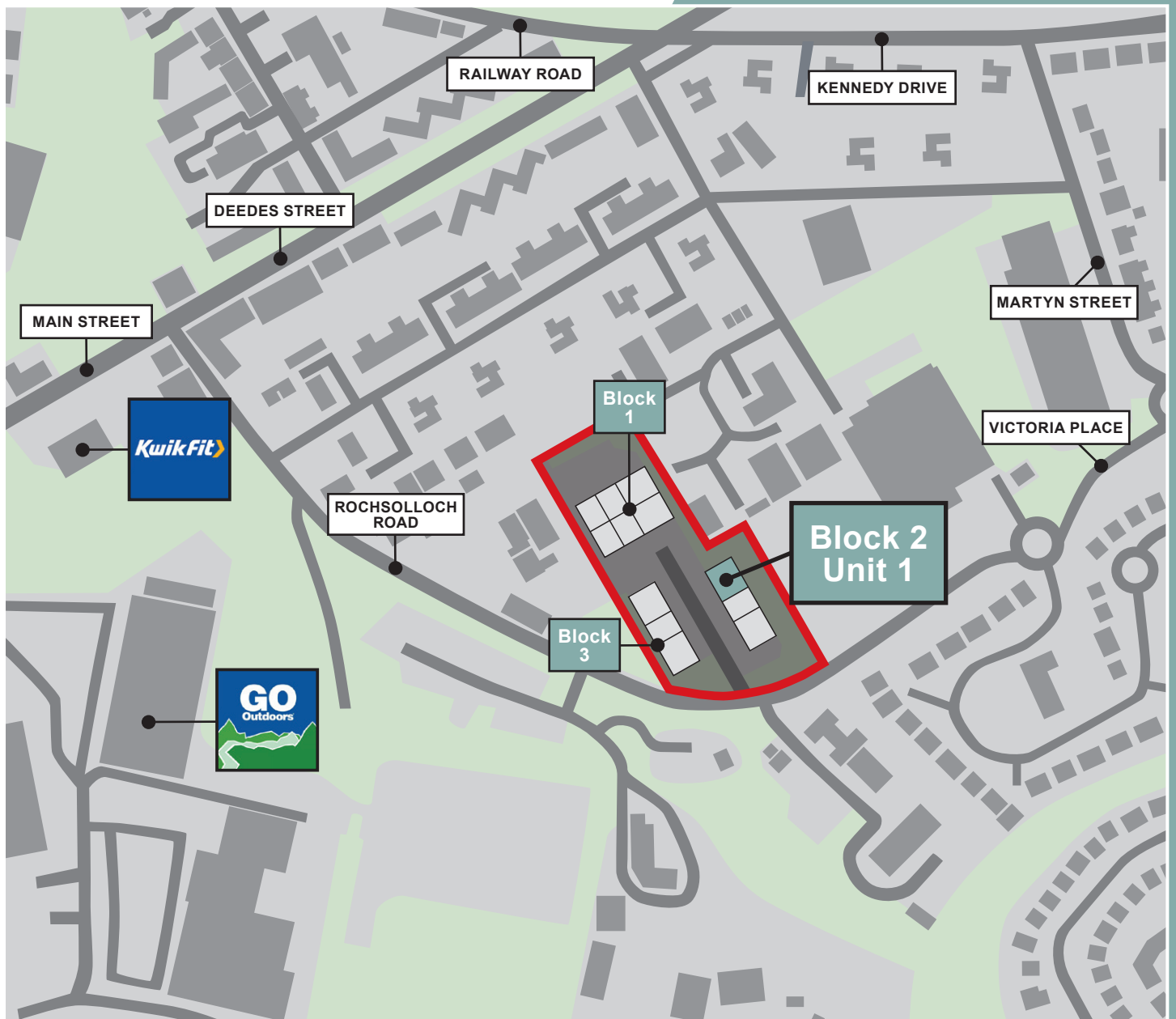
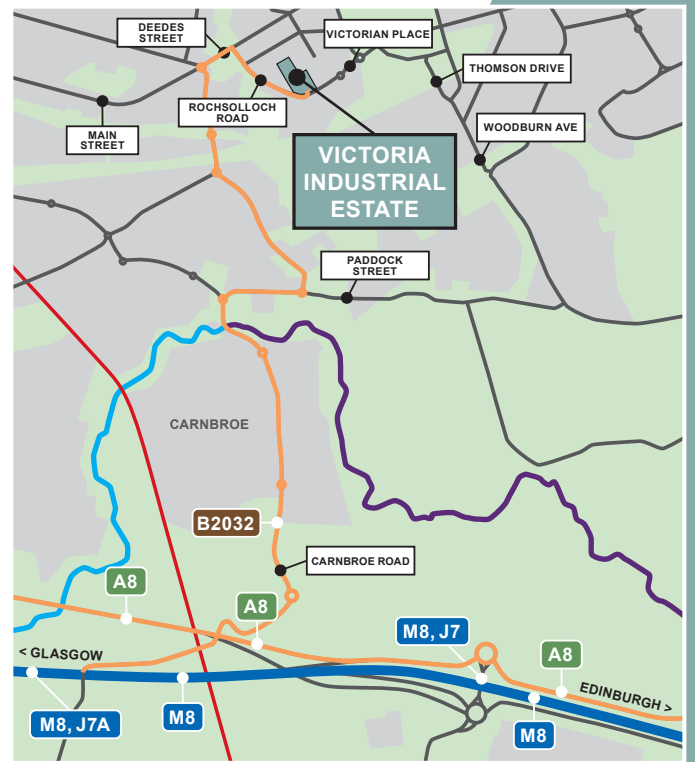




VICTORIA INDUSTRIAL ESTATE

LOCATION

Victoria Industrial Estate is located in Airdrie, close to the boundary with Coatbridge. Driving East along Main Street, turn right up Rochsolloch Road which becomes Victoria Place – the estate is on the left after 400m from Main Street. Block 2, Unit 1 is at the opposite end of the terrace from City Electrical Factors. Coatdyke Railway Station is 10 minutes walk from the estate and Junction 7A of the M8 is 5 minutes drive.



RATEABLE VALUE

We understand the property has a Rateable Value of £22,500. All rating enquiries should be taken up with Glasgow Assessors Department.

TERMS

The property is available on a new Full Repairing and Insuring lease. Terms on application.

EPC RATING

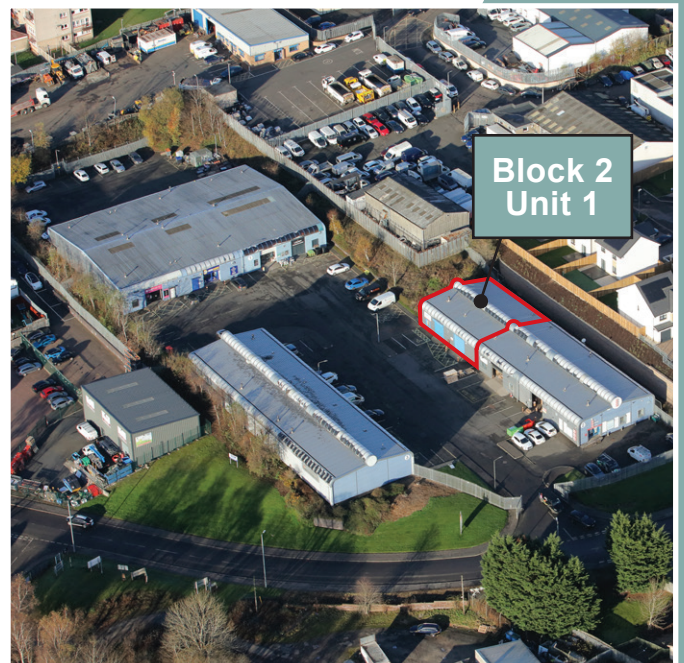
EPC Rating of D.

LEGAL COSTS

Each party will be responsible for their own legal costs with the incoming tenant or purchaser being responsible for any Land and Buildings Transaction Tax (LBTT) and registration fees.

VAT

All prices, premiums, rents, etc are quoted exclusive of VAT.



ANTI MONEY LAUNDERING REGULATIONS

Under both HMRC and RICS guidance, as property agents we are obliged to undertake AML diligence. As such, personal and/or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

VIEWING & FURTHER INFORMATION

Call now for further information or to arrange a viewing.



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October 2026