

TO LET

Secure Industrial Yard Space

Site Size: 0.14 Hectares (0.35 Acres)

Prominent Roadside Location

Excellent Connectivity to
M8/M73/M74 Motorway Network
And Beyond

High Levels of Passing Traffic

Rent: Upon Application



[CLICK HERE FOR LOCATION](#)



Boundary Lines For
Indicative Purposes Only

LAND AT MOTHERWELL STREET, AIRDRIE, ML6 7HU

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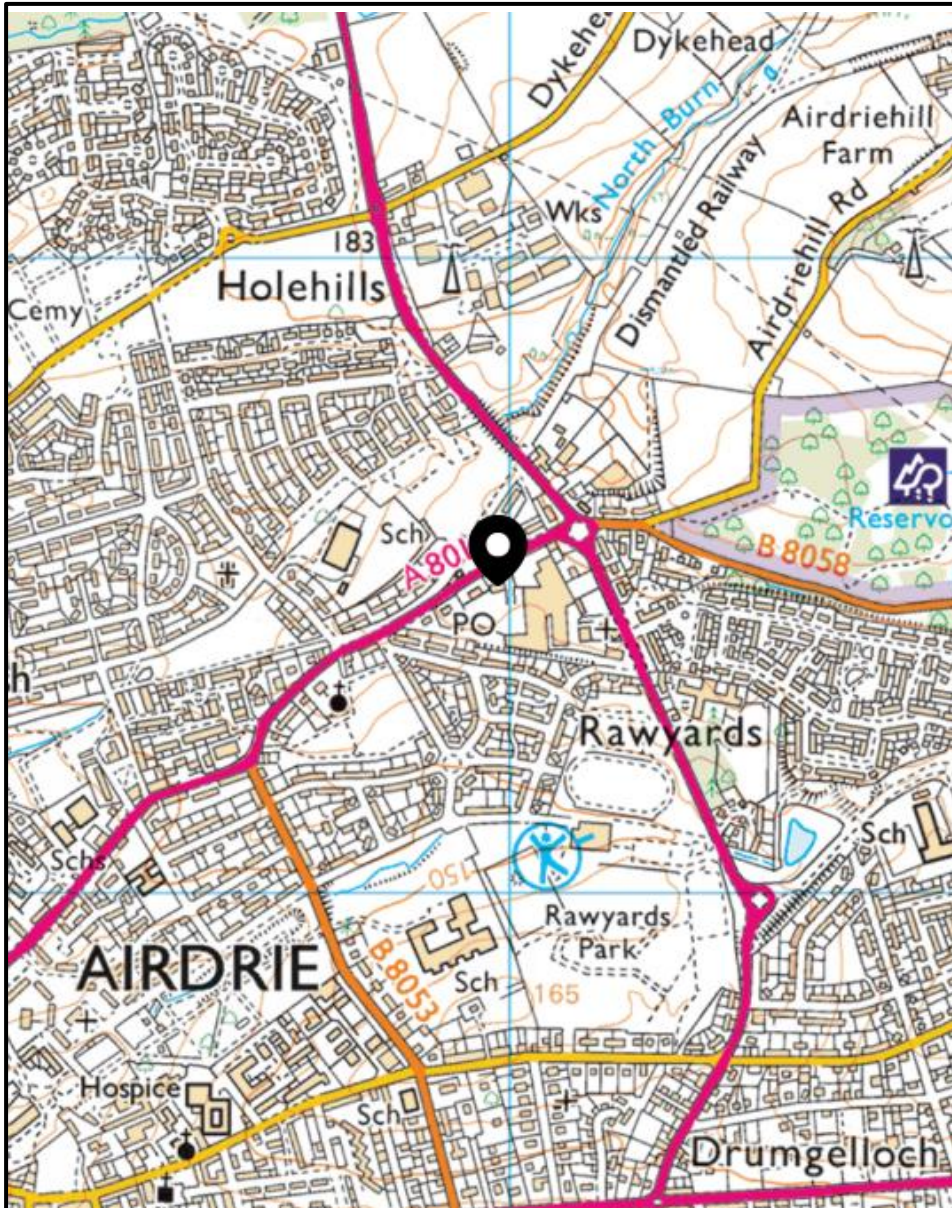
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| 0141 331 2807 – 07551 173 132





Location

LAND AT MOTHERWELL STREET, AIRDRIE, ML6 7HU



LOCATION

The subjects are situated within Airdrie, approximately 12 miles east of Glasgow and 32 miles west of Edinburgh, held within North Lanarkshire's council district.

Airdrie benefits from strong transport connectivity with Motherwell Road leading to Junction 6 of the M8 motorway, providing direct access to Glasgow City Centre, Edinburgh and Scotland's wider motorway network. Airdrie Train Station, located approximately 1.2 miles south-west of the property, offers frequent services to Glasgow Queen Street and Edinburgh Waverly.

More specifically, the subjects occupy a prominent position on Motherwell Street, which acts as one of the main vehicular thoroughfares within Airdrie. The surrounding area consist primarily of industrial occupiers, with Osprey Trade Park located in close proximity, benefitting from multiple national trade counter operators including Jewsons, Howdens and Screwfix.

DESCRIPTION

The subjects comprise a secure yard of regular shape, extending to approximately 0.14 hectares (0.35 acres). The property benefits from vehicular and pedestrian access via steel gates off the west side of Motherwell Street and is laid to a combination of concrete, hardcore and tarmac.

The perimeter is enclosed by palisade fencing, with water and electricity services also available.

The site has been measured to be 0.14 hectares (0.35 acres) or thereby.



Site Boundary

LAND AT MOTHERWELL STREET, AIRDRIE, ML6 7HU



Boundary Line For Indicative Purposes
Only



RENT

Upon Application.

PLANNING

We understand that the property has the appropriate planning consents for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect. The area is zoned for industrial use contained within use classes 4, 5 and 6, in line with North Lanarkshire's Local Development Plan.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

TITLE PLAN

Site Boundaries are for indicative purposes only and any tenant should satisfy themselves as to the extent of the site.

Title documents can be provided upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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