

- Refurbished light industrial premises
- Established industrial location
- Modern office accommodation
- Gross Internal Area - 218.64 sq. m. (2,353 sq. ft.)
- 100% rates relief

 **GRAHAM  
SIBBALD**

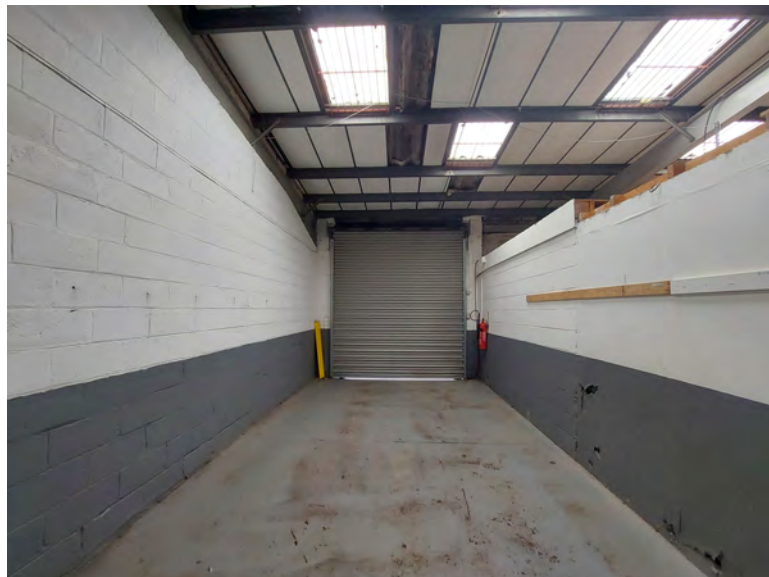


**TO LET**

INDUSTRIAL

**34A VIKING ROAD  
BROWNSBURN INDUSTRIAL ESTATE**

**AIRDRIE, ML6 9SE**



### LOCATION

Airdrie is located in North Lanarkshire, approximately 12 miles East of Glasgow and 35 miles west of Edinburgh. The town benefits from excellent connectivity to the countries motorway network, via the M8, M74 and M73 motorways which are all within relatively easy reach.

The subjects are situated within Brownsburn Industrial Estate, an established and thriving business location which is home to many national and local occupiers.

### DESCRIPTION

34A Viking Road comprises a refurbished semi-detached light industrial unit located in a popular industrial estate benefiting from the following salient features:-

- Warehouse/ workshop
- Concrete floor
- Modern office accommodation
- Male/ female WCs
- Electric roller shutter door
- 3.1m eaves (rising to 4.1m at apex)

### ACCOMMODATION

The subjects extend to a Gross Internal Area of

**218.64 sq. m. (2,353 sq. ft.)**

### **RATEABLE VALUE**

According to the Scottish Assessors Website, the subjects have a rateable value of £6,900

### **RENT**

On application.

### **TERMS**

The subjects are available on new FRI lease terms.

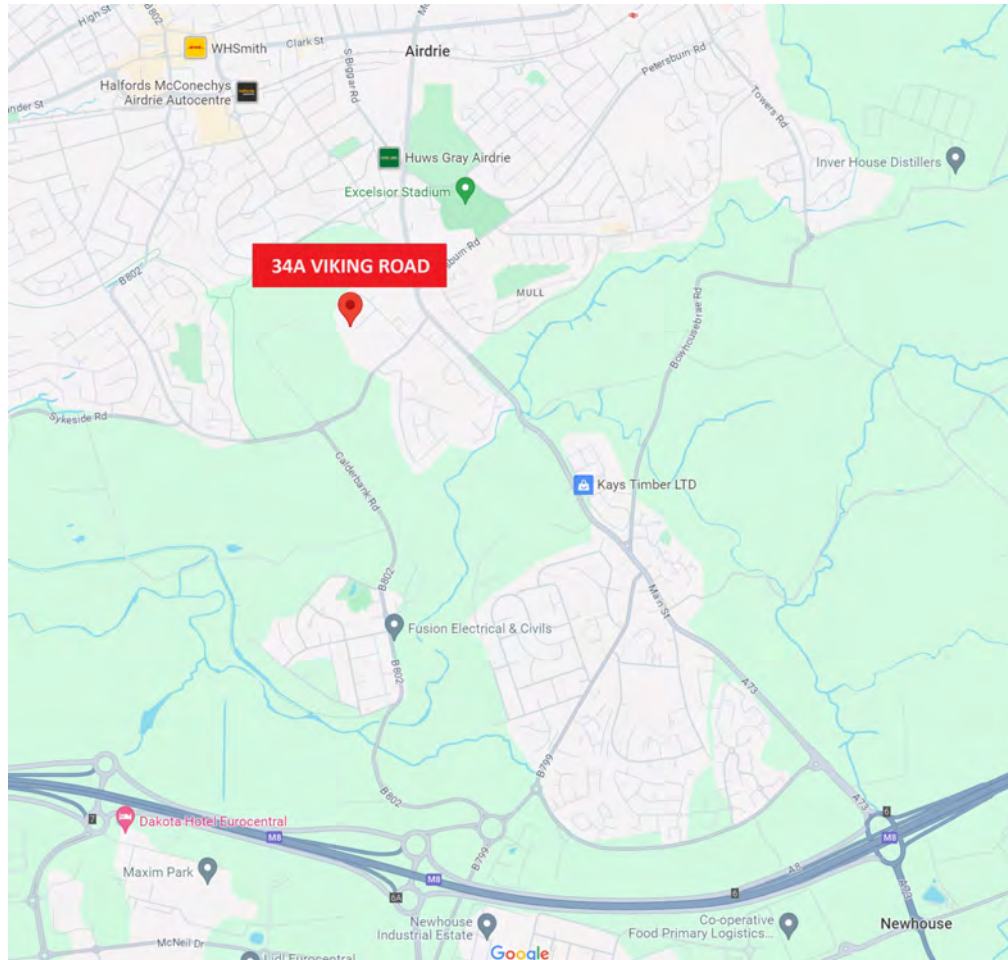
### **EPC**

Has been prepared and can be provided upon request.

### **VAT & LEGAL COSTS**

All figures are exclusive of VAT which may be charged at the prevailing rate. Each party to bear their own legal costs.





**VIEWING & FURTHER INFORMATION**

Viewing and further information available from the sole letting agents:-



**Tom Conway**

07810 544 912

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**Mark Gillies**

07787 291 149

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**IMPORTANT NOTICE**

1. These particulars are intended as a guide only. Prospective Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Prospective Tenants.
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6. Date of Publication: April 2024