





TO LET INDUSTRIAL

Units 20 & 21, Burns Road, Chapelhall Industrial Estate, Chapelhall, ML6 8QH

Prominent end terrace industrial property.

Within well occupied Chapelhall Industrial Estate.

Recently refurbished property.

Established industrial location close to M8 motorway.

Gross Internal Area of 1,013.76 sq.m. (10,912 sq.ft.)

Newly created secure yard.

Rental offers in excess of £55,000 pa.



Commercial Department 220 St. Vincent Street, Glasgow, G2 5SG 0141 332 8615

LOCATION

The subjects are located on the corner of Burns Road and Stirling Road, in a very visible position adjacent to Carlisle Road. Carlisle Road is the main road route running through Chapelhall, which extends north west into Airdrie and south onto the M8 motorway and A71 road route.

Airdrie is located 15 miles east of Glasgow, within the North Lanarkshire region and has a population in excess of 37,000 persons. Airdrie links directly with Coatbridge to the west and is ideally suited for travel to Glasgow and Edinburgh with good public transport links, including a main railway line.

DESCRIPTION

The subjects comprise an end terraced industrial building of steel frame construction with solid flooring and recently overclad roofing.

Vehicular access to the unit is via a full height roller shutter set on the side elevation, whilst there is another newly formed roller shutter access into the secure yard to the front of the property. Pedestrian access is provided to the front on Burns Road through either of two single timber doors.

Internally, the subjects comprise a large warehouse with an office section to the front of the premises, including staff room, tea prep and both male and female toilet facilities. Heating is provided to the offices by gas central heating and to the warehouse by two gas fired blowers.

The property has a clear eaves height of 3.62m.

FLOOR AREA

According to measurements taken at the time of our internal inspection, we calculate the following areas are afforded on a Gross Internal basis:

Total	1,013.51 sq.m.	(10,911 sq.ft.)
Industrial	902.00 sq.m.	(9,711 sq.ft.)
Office	111.51 sq.m.	(1,200 sq.ft.)

RATES

Reference to the assessor's website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £23,250.

Please note that a new occupier has the right to appeal the current assessment.

RENT

Rental offers in excess of £55,000 pa are invited.

Our client's preference is for a minimal of 5 years lease duration, subject to standard full repairing and insuring terms.

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects can be made available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for all legal costs incurred in the transaction.

An ingoing tenant will be responsible for any registration dues and stamp duty land tax incurred.

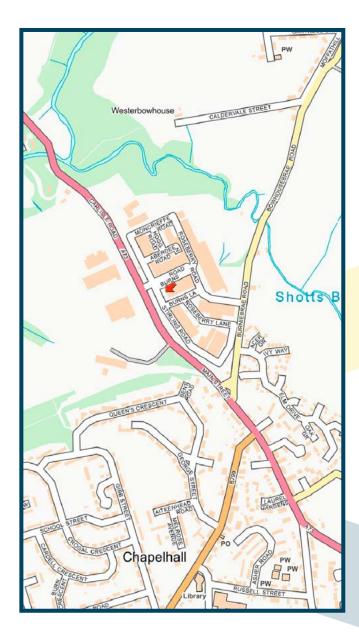
VIEWING & FURTHER INFORMATION Strictly by prior arrangement with:-

Alister Gibson	Jacqueline King
T: 0141 352 6415	T: 01698 206 784
E: alister.gibson@dmhall.co.uk	E: jacqueline.king@dmhall.co.uk

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REFERENCE

WSA1609



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