



**ALLIED  
SURVEYORS  
SCOTLAND**

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**TO LET**

**Unit 6, 7 Chapelhall Industrial Estate, Chapelhall, Airdrie, North Lanarkshire, ML6 8QH**

- ✔ Workshop with electric roller shutter situated on popular industrial estate
  - ✔ Benefits from attractive mezzanine office accommodation
  - ✔ Prominent location within a firmly established industrial estate
  - ✔ Situated only 5 minutes from Eurocentral junction of A8/M8
  - ✔ Approximate Gross Internal Area of 227 sq m (2,444 sq ft)

Commercial Valuation | Agency | Investment Advice  
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## LOCATION

Chapelhall is located in North Lanarkshire on the fringe of Airdrie town centre approximately 16 miles east of Glasgow city centre. Airdrie links directly with Coatbridge to the west and is ideally suited for travel to Glasgow and Edinburgh.

Carlisle Road is the main route running through Chapelhall connecting the M8 motorway with Airdrie. The Chapelhall junction of the M8 motorway is approximately 10 minutes' drive.

Chapelhall Industrial Estate lies on the north side of Carlisle Road with the subject property situated on Stirling Road.

Surrounding occupiers include AutoParts, Airdrie Auto Solutions, Fox Construction and Clyde Kitchens.

## DESCRIPTION

The subject comprise of a semi-detached workshop of steel frame construction with blockwork infill, contained beneath a pitched metal profile roof with exterior metal cladding.

A pedestrian door provides the main access leading to an office counter and the workshop itself. There are various stores, WC and a kitchen on either side of the floor space. A fixed staircase provides access to mezzanine offices installed by the previous tenant. These are in good order with laminate flooring and LED lighting.

It is approximately 8.5 metres to the apex and 4.5 metres to the eaves. The electric roller shutter is 3 metres wide.

There is no allocated car parking but cars can be parked outside on Stirling Road.

## ACCOMMODATION

According to our recent measurement survey the premises contain the following approximate gross internal area:

Workshop	190.24 sq m (2,048 sq ft)
Mezzanine Offices	36.80 sq m (396 sq ft)
Total GIA	227 sq m (2,444 sq ft)

## RENT

Our client is seeking offers over £17,500 per annum to grant a new lease.

## TERMS

The premises are made available on a full repairing and insuring terms.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £9,700 effective 1st April 2023. Occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme. The uniform business rate for the current year is £0.498 pence in the pound.

## ENERGY PERFORMANCE CERTIFICATE

The EPC rating is: E.

## UTILITIES

The property is served by three phase electricity and mains water.

## LEGAL COSTS

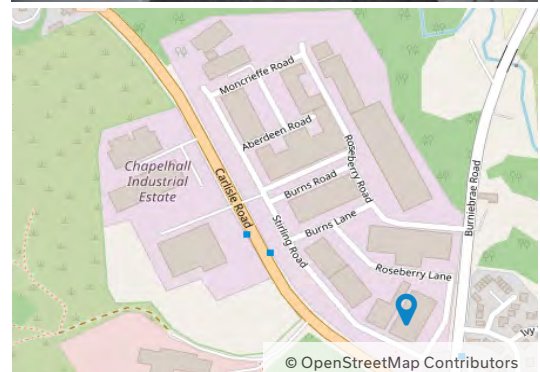
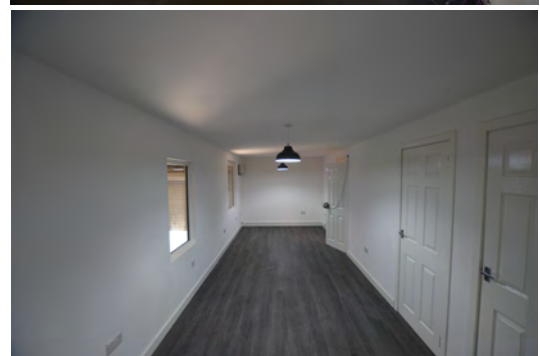
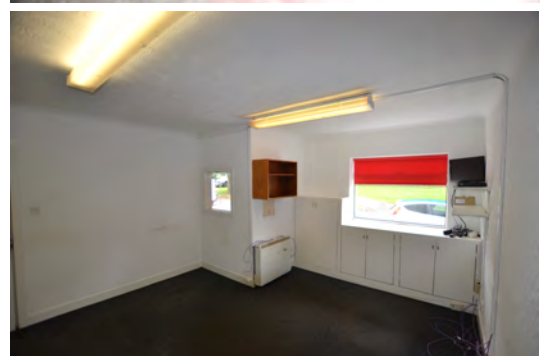
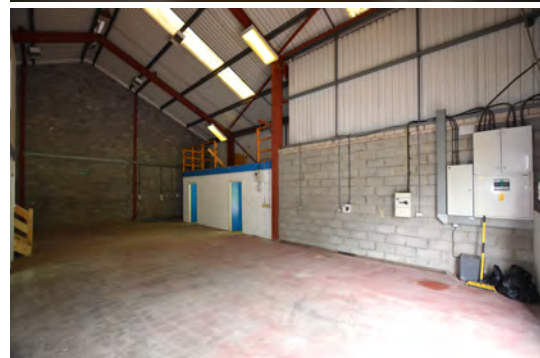
Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By contacting the sole letting agent: Allied Surveyors Scotland Ltd.

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