

TO LET

WATT STREET AIRDRIE



OSPREY

TRADE PARK



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OSPREY TRADE PARK WATT STREET AIRDRIE

- 1 GRAHAM
- 2 UNITS 3, 4 AND 5
- 3 HOWDEN JOINERY
- 4 WAREHOUSE INTERIOR
- 5 WAREHOUSE INTERIOR
- 6 JEWSON

LOCATION

Watt Street / Black Street is located off Motherwell Street at Rawyards Roundabout which is on the main road from Airdrie to Cumbernauld and with completion of the Auchenkilns Roundabout at Cumbernauld this has become an even busier carriageway.

Jewsons, Grahams, Howdens Joinery and Ace Elevators have all located within the estate.

DESCRIPTION

The premises were formally occupied by Albert Bartlett & Sons food processors, since then they have been re-modelled with new cladding on all principal elevations and re-roofed. Internally all services are laid on ready for connection including electricity, gas and water for each unit. All of the units are completely open plan and have vehicular access with roller shutter doors.



6

SITE PLAN



YARD

There will be allocated car parking within the property and additional open storage is also available.

ACCOMMODATION

	SQ M	SQ FT
Unit 1		Let to Jewson
Unit 2		Let to Graham
Unit 3	692.12	7450
Unit 4		Let to Howden Joinery
Unit 5	590.77	6359
Unit 6	698.54	7519
Unit 7	296.26	3189
Unit 8	581.01	6254
Unit 9		Let to Ace Elevators

Please note Units 6, 7 and 8 can be combined with only minimum modification.

RATABLE VALUE

It is estimated that the assessment will be approximately RV £4.50 per sq ft. It is anticipated that rates payable will be less than £2.25 per sq ft.

PLANNING

Planning is for warehousing and distribution but trade counter use has now been well established on the park. Interested parties should make their own enquiries.

LEASE TERMS

The premises will be offered on a Full Repairing and Insuring leases incorporating 5 yearly rent reviews at rentals in the region of £5.00 per sq ft.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents:-



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OSPREY TRADE PARK

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