

**TO LET**

**Prominent Industrial Unit**

**GIA: 509.38 SQM (5,483 SQFT)**

**High Spec Industrial Premises With Ancillary Offices**

**Situated Within An Established Industrial Location**

**5.5m Clear Eaves Within Workshop**

**Rent: OIEO: £25,000 per annum**



**CLICK HERE FOR VIRTUAL TOUR!**



Boundary Lines Are For Indicative Purposes

**173-175 AIRDRIE ROAD, CALDERCRUIX, AIRDRIE, ML6 8PA**

**CONTACT:**

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| 0141 331 2807 – 07511 173 132**

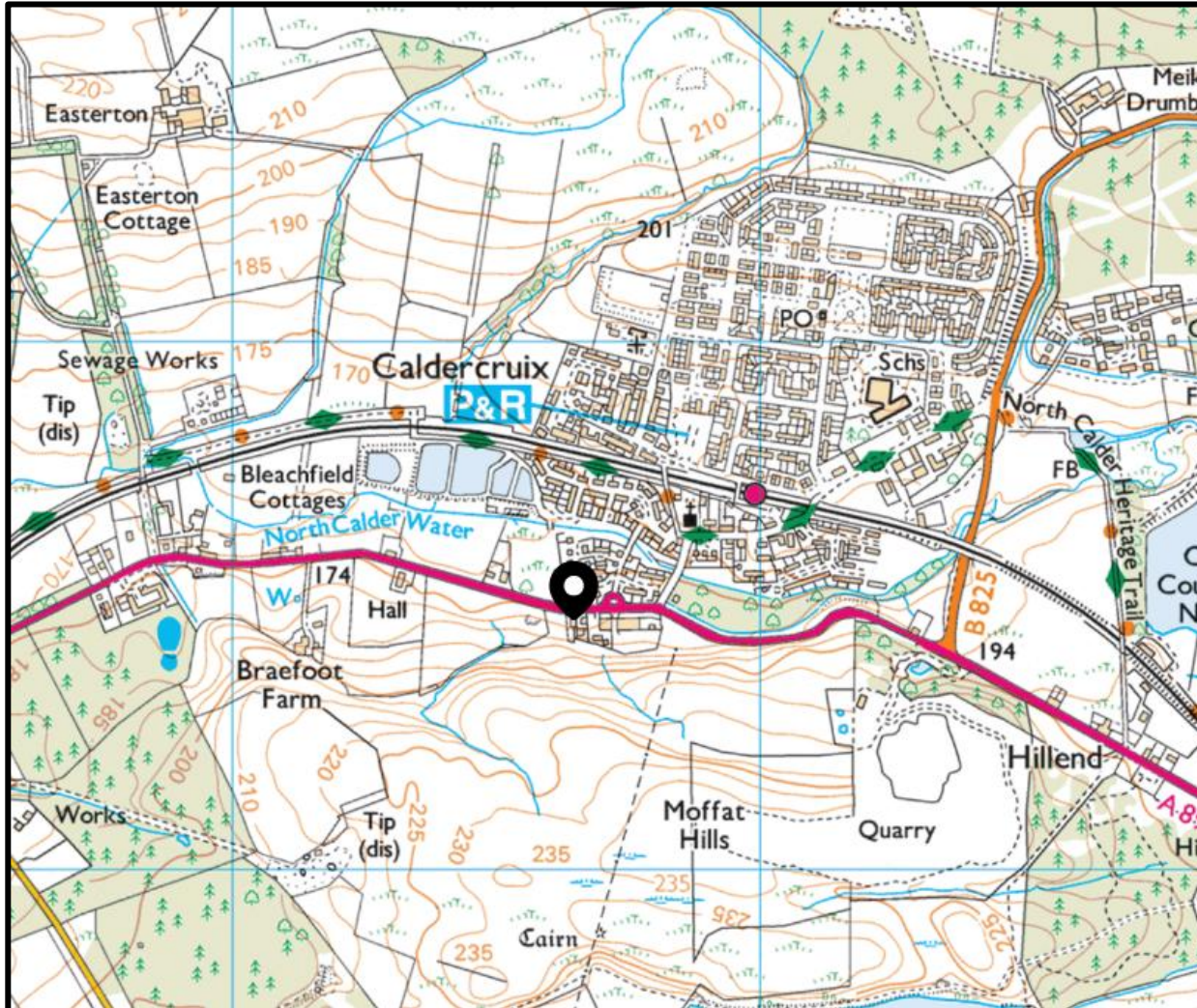


**Whyte  
&Barrie**



# Location

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The subjects are situated in Caldercruix, which is located 4.5 miles from Airdrie and 21 miles from Glasgow, and held within the North Lanarkshire Council District.

The subjects benefit from strong transport links, with Junction 6 of the M8 Motorway being located nearby, offering access to the wider national motorway network through Scotland. The M8 motorway also acts as one of the main transport routes between Glasgow and Edinburgh. Caldercruix Train Station, located approximately 0.5 miles from the subject property, offers frequent services into Glasgow Queen Street and Edinburgh Waverley Station.

More specifically, the subjects occupy a prominent position on Airdrie Road, which acts as one of the main arterial routes between Bathgate and Airdrie. The surrounding area consists of a blend of residential and commercial operators, including Tillicoultry Quarries Ltd, Rockbank Cattery, and Inverhouse Distillers.



[CLICK HERE FOR LOCATION](#)



# Description

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The subjects comprise an end-terraced industrial premises of brick construction, surmounted by a pitched, profiled metal roof. The property benefits from vehicular access to the yard via Airdrie Road and access to the unit via electric roller shutters. Pedestrian access is also provided via a steel door.

Internally, the subjects consist of an open-plan warehouse, benefitting from a painted concrete floor and a combination of translucent and hanging LED light fittings incorporated throughout. The property also includes office space, dedicated W/C facilities, and a kitchen/prep area located to the rear of the premises.

A large yard is provided to the front of the premises, suitable for outdoor storage, staff parking and deliveries.

## ACCOMMODATION

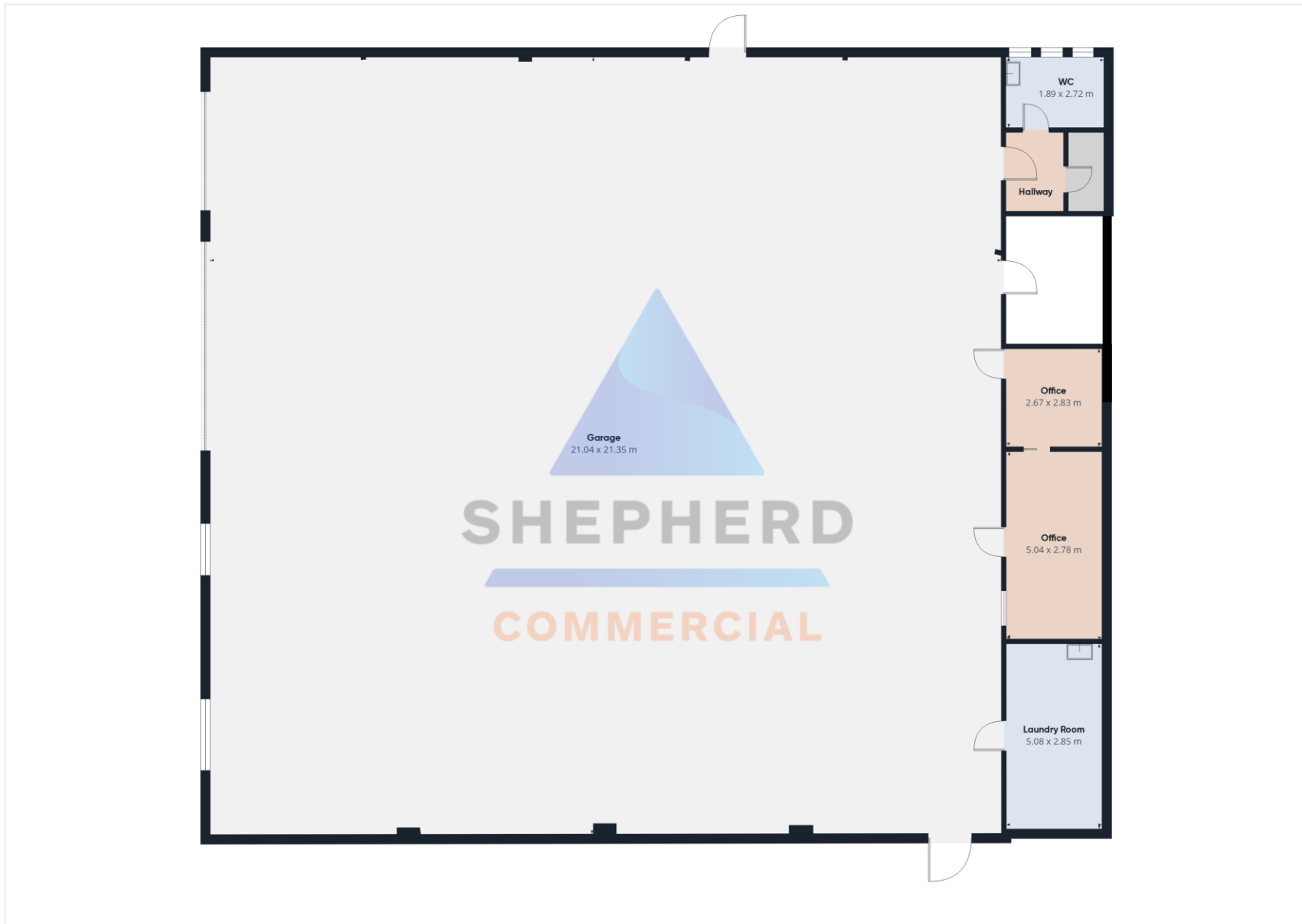
	SQM	SQFT
Accommodation	509.38	5,483
<b>TOTAL</b>	<b>509.38</b>	<b>5,483</b>

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



# Floor Plans

173-175 AIRDRIE ROAD, CALDERCRUIX, AIRDRIE, ML6 8PA





## RENT

**Our client is seeking offers in excess of £25,000 per annum on the basis of full repairing and insuring lease terms.**

## PLANNING

We understand that the property has Class 4/5/6 planning consent in line with its previous 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.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £14,600. The rate poundage for 2026/27 is 48.1p to the pound.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## 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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