

# FOR SALE

**TRADE COUNTER/INDUSTRIAL  
UNIT WITH DEDICATED YARD**

**GIA: 969.35 sqm (10,434 sq ft)**

**Secure yard space (approx. 0.2  
acres)**

**Last remaining unit within popular  
trading estate**

**On-site parking**

**4.3m min eaves height**

**Rent: Upon application**



**CLICK HERE FOR LOCATION!**



**UNIT 7/8, OSPREY TRADE PARK, WATT STREET, AIRDRIE ML6 6LZ**

**CONTACT:**

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| 0141 331 2807 – 07720 466 018**





# Location

UNIT 7/8, OSPREY TRADE PARK, WATT STREET,  
AIRDRIE ML6 6LZ

The subjects are situated within the popular town of Airdrie, located in North Lanarkshire, Scotland. The wider catchment area of Airdrie includes several other commuter towns and villages, to include Coatbridge, Chapelhall and Plains, among others. Airdrie is located approximately 15 miles east of Glasgow and benefits from a population in excess of 37,000.

More specifically, the subjects are located within Osprey Trade Park, Watt Steet, close to its junction with Black Street. Black Street acts as one of the main arterial routes within Airdrie and as such, the subjects benefit from a high volume of vehicular passing traffic.

Vehicular transport links to Glasgow and Edinburgh are provided via the M8 motorway which is located a short distance to the south of the subjects at Junction 7.

Osprey Trade Park acts as the focal point of all trade counter operators within the area, with Jewson, Screwfix, Howdens, Miers and Kestral all present within the estate.



[CLICK HERE FOR LOCATION](#)



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# Accommodation & Floor Areas

UNIT 7/8, OSPREY TRADE PARK, WATT STREET,  
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## ACCOMMODATION

The subjects comprise an end terraced trade counter unit situated within an established trade park. The subjects are of steel portal frame construction with profile metal sheeted walls and roof, incorporating translucent panels. Artificial light is also provided by way of modern LED light fittings throughout.

Internally, the subjects provide a large trade counter/sales area to the front of the subjects, with staff office and break out area. High quality warehouse accommodation is situated to the rear with a minimum eaves height of 4.33m and an apex of 6.54m. Further storage space is also located towards the rear which is of a maximum eaves height of 3.76m.

Access can be gained via glazed pedestrian doors to the front projection, or alternatively via electric roller shutter providing vehicular access. This entrance also provides access to the secured yard area which is associated with this unit..

	SQM	SQFT
<b>Accommodation</b>	969.35	10,434
<b>TOTAL</b>	<b>969.35</b>	<b>10,434</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).



## RATING

The subjects are entered into the current valuation roll at £33,500. The rate poundage for 2024/2025 is 49.8p to the pound. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk)

## ENERGY PERFORMANCE CERTIFICATE

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

## SERVICE CHARGE

A service charge relating to the common parts of the estate is applicable. Further details can be made available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## VAT

Unless otherwise stated, all prices, premiums and rentals are quotes exclusive of VAT.

## ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26<sup>th</sup> 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.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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