



BLACKTON **WORKSHOP**

GREENGAIRS, AIRDRIE, ML6 7TX

McEwan Fraser Legal are delighted to present to the market this **4500 sq ft** engineering factory located in Greengairs, North Lanarkshire with a sizable yard. The unit was run as a successful engineering company for many years and is offered in immaculate condition.

The reception area is accessed from the large hardcore yard and leads into two main offices, canteen, workshop/factory, parts storage area, two smaller offices and male and female toilets, there is ample storage throughout the building. The property has three full height roller shutters two of which are operated electrically and one is manual. Within the main workshop, there is a **Demag 3.2 ton overhead crane** and **240v / 415v mains electricity supply**.

The location, size, quality and layout of the commercial space on offer makes it ideal for use as a central hub for any company trading/ distributing, preparing or manufacturing.





THE WORKSHOP



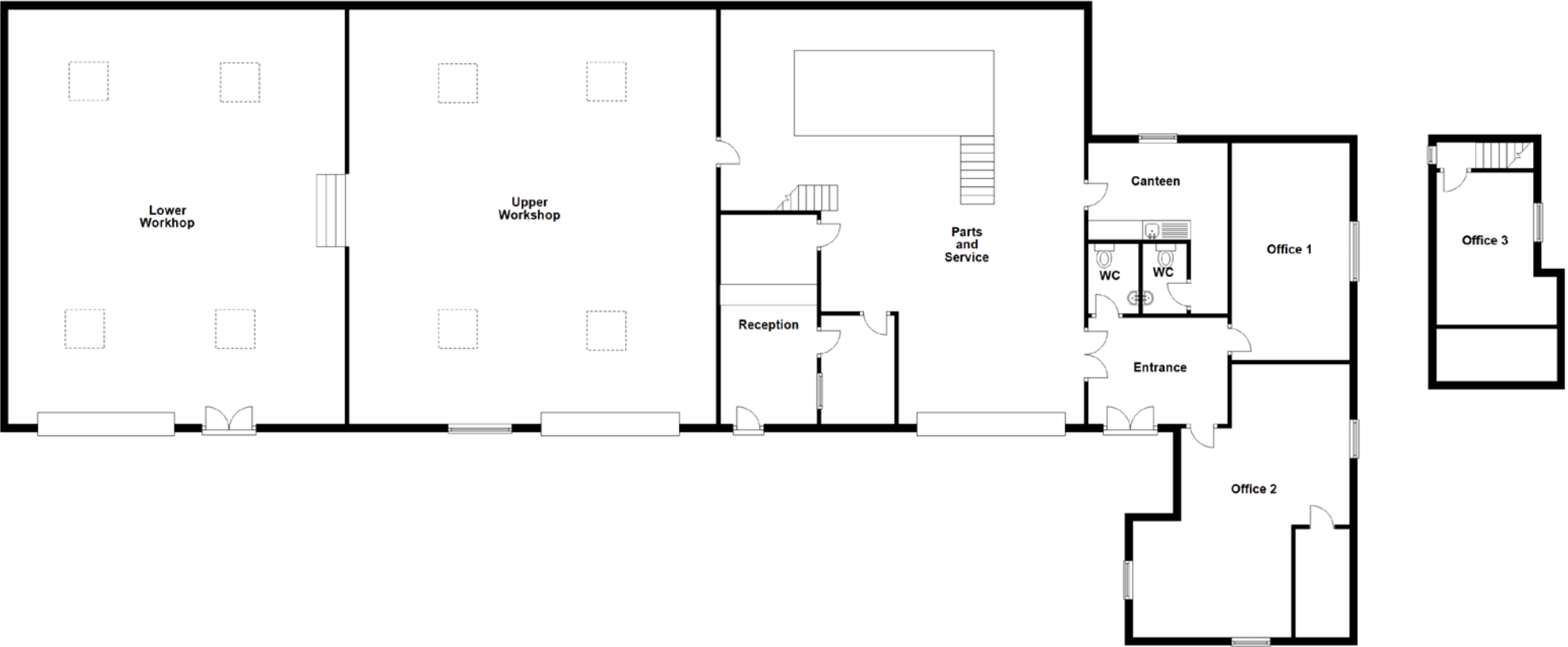


PARTS & SERVICE



OFFICES & CANTEEN





Approximate Dimensions
(Taken from the widest point)

Entrance	3.60m (11'10") x 2.75m (9')
Reception	5.40m (17'9") x 2.50m (8'2")
WC	1.80m (5'11") x 1.15m (3'9")
WC	1.80m (5'11") x 1.30m (4'3")
Canteen	4.40m (14'5") x 3.60m (11'10")
Office 1	5.60m (18'4") x 3.05m (10')
Office 2	7.05m (23'2") x 4.35m (14'3")
Office 3	3.95m (12'11") x 2.50m (8'2")
Lower Workshop	10.70m (35'1") x 8.70m (28'7")
Upper Workshop	10.70m (35'1") x 9.50m (31'2")
Parts and Service	10.70m (35'1") x 9.40m (30'10")

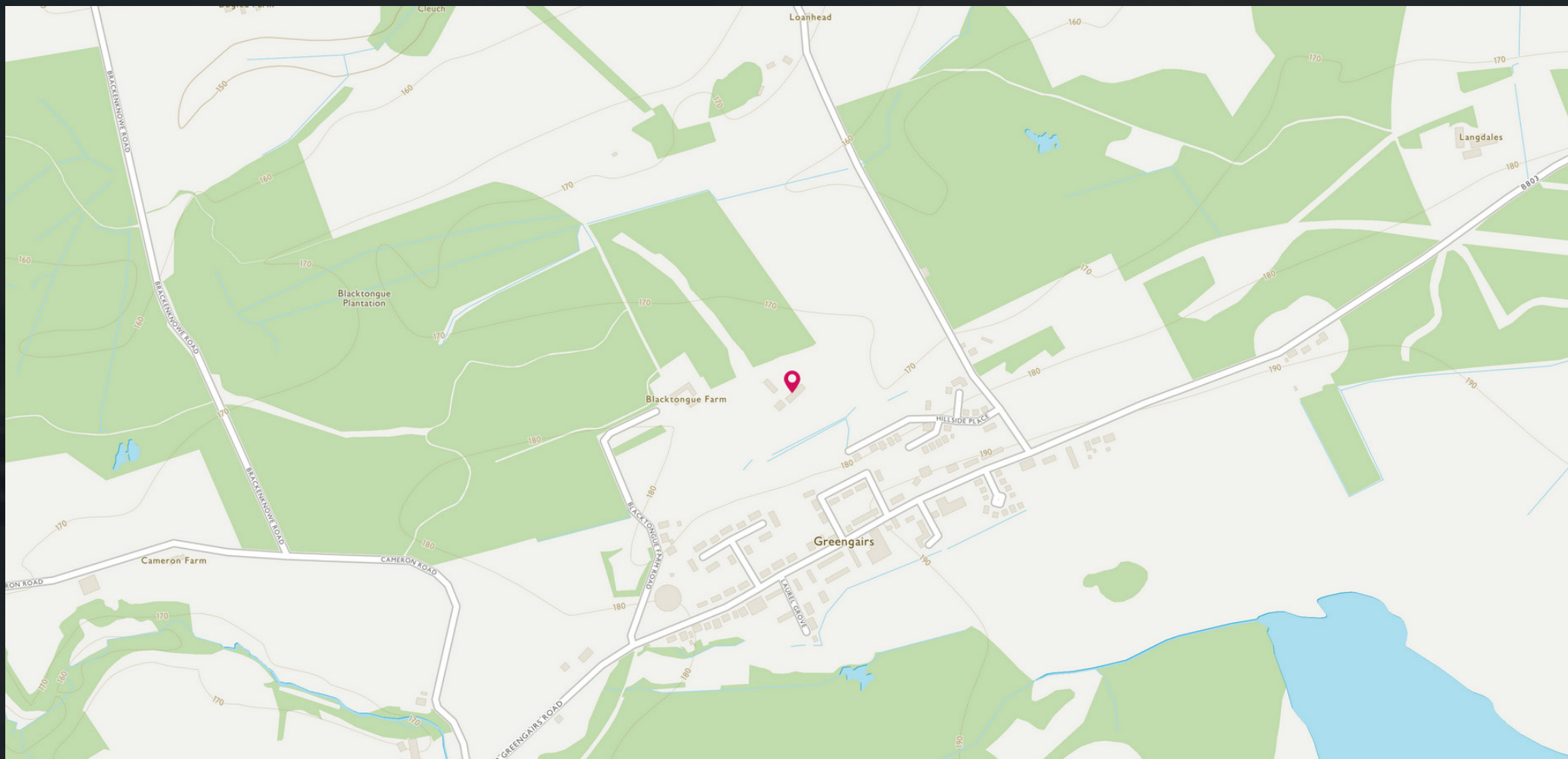


Greengairs is a former mining village located in North Lanarkshire providing village amenities with a further range of shops, bars and restaurants found in **Airdrie Town Centre** lying to the south.

Public transport links are available at **Airdrie Rail Station** and at **Greenfaulds Rail Station** located to the north east along with a network of local bus services serving the surrounding areas. The site is served by road links including the **B803** lying to the south and the **A80** located to the north west.

Recreational pursuits are available throughout the surrounding countryside.





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Part
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