

406 GREENGAIRS
ROAD

GREENGAIRS, AIRDRIE, ML6 7TQ

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We are delighted to offer to the market this rarely available and substantial commercial distribution and manufacturing warehousing unit. Set centrally within the popular village of Greengairs, Airdrie, North Lanarkshire, this unit is sure to appeal to a large swathe of potential commercial ventures. The location, size, quality and layout of the commercial space on offer, make it ideal for use as a central hub for any company trading/distributing, preparing or manufacturing within the thriving central Glasgow/Edinburgh corridor.

The unit extends to circa 8,000 sq feet of versatile space and is set on a one-acre site. The site previously had planning granted for the construction of 16 homes, although now lapsed, it is possible subject to a successful application that it could be approved again, thereby offering a fantastic development opportunity. The property also had planning approved in 2009 for a 140 sq metre retail unit to be built on the northwest corner of the site, again it's possible this planning consent could be revived subject to planning approval.

The current owners have for many years successfully manufactured and supplied timber frame kits for the construction industry. This would also make an ideal buy for an expanding house builder to purchase the unit and build their own kits as they require, therefore saving themselves 20% - 25% on their kit costs, whilst also offering a central base to operate from.



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- A large goods entrance (with roller shutter) facilitates quick and easy access for efficient stock loading/unloading/distribution.
- Large stock holding/preparation and processing area, allowing minimum disruption to "just-in-time" stock allocation.
- A large and versatile workshop area - allowing overview and sight of operations and further stock processing operations.
- Excellent open-plan customer-facing offices, with a client meeting room for business activities to be conducted.
- Staff canteen and toilet areas are also provided.
- Generous yard extending to approximately one acre for parking and outside storage.

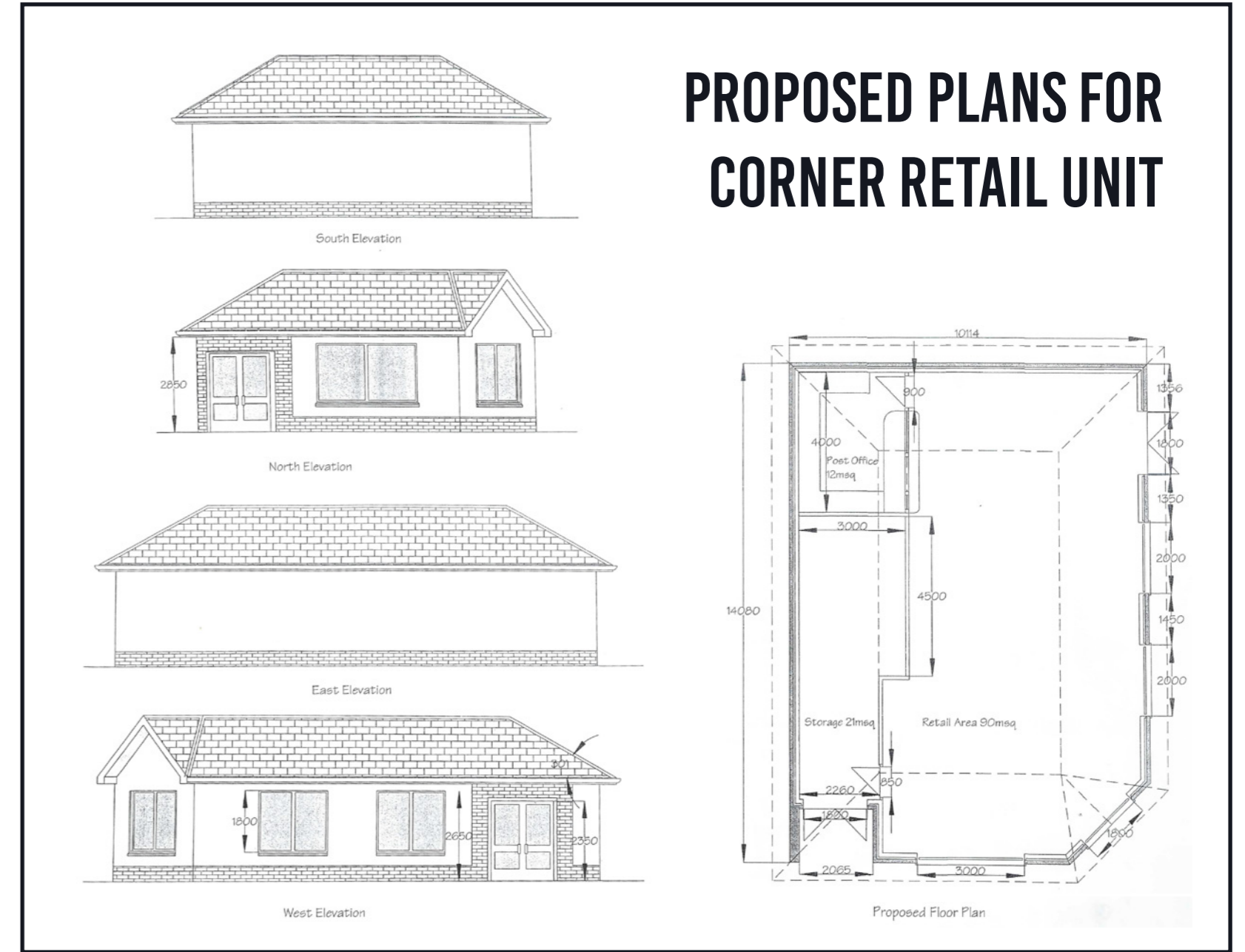




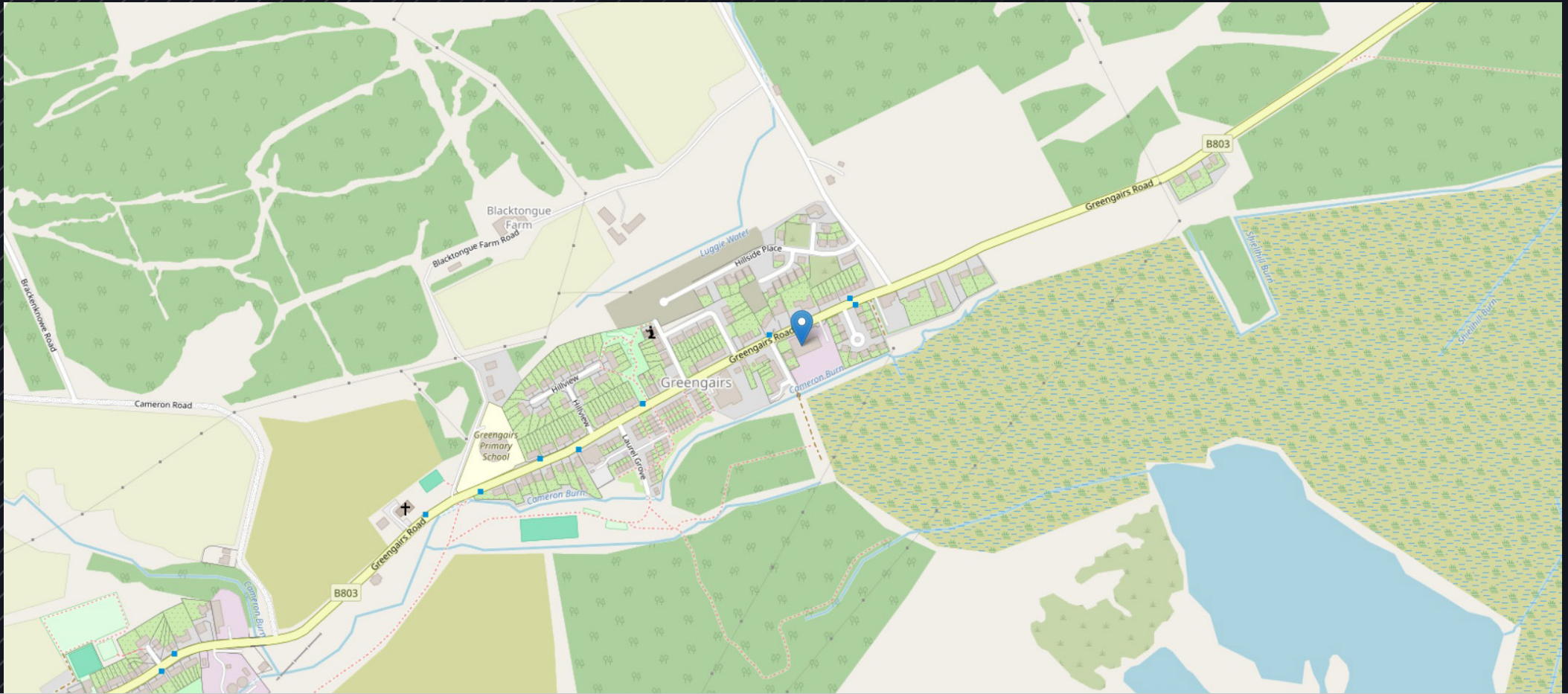
The rate of change in the business climate and the ever-increasing uncertainty placed upon today's companies demands that "location" and "versatility" are two key components required of good business premises if successful operations are to be attained. This excellent unit has them in abundance and it is clear to any CEO or Operations Director that 406 Greengairs Road offers a great opportunity for expansion and success in the thriving Glasgow/Edinburgh central corridor area. Early viewing is advised.



FLOOR PLAN & DIMENSIONS







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