

TO LET

**TRADE COUNTER WITH
DEDICATED YARD**

**GIA: 232.25 - 969.35 SQM (2,500 -
10,434 SQFT)**

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

**Last remaining unit within
popular trading estate**

Suitable For Sub-Division

On-site parking

4.3m min eaves height

Rent: Upon application



[CLICK HERE FOR A VIRTUAL TOUR!](#)



**Boundary Lines Are For
Indicative Purposes Only**

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

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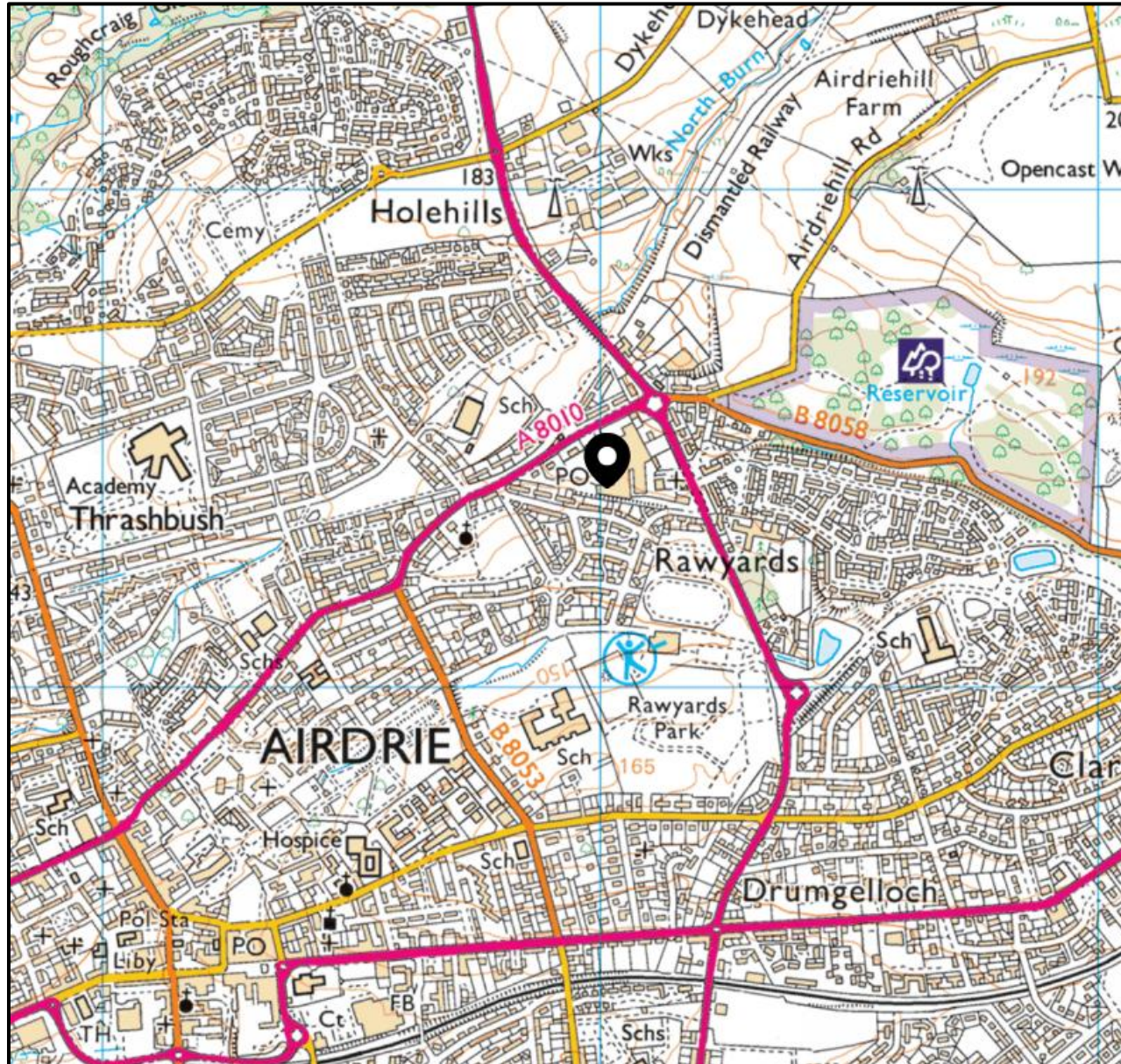
| 0141 331 2807 – 07920 824 008
| 0141 331 2807 – 07720 466 018

SHEPHERD
COMMERCIAL



Location

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



The subjects are situated within Airdrie, approximately 12 miles east of Glasgow and 32 miles west of Edinburgh, held within North Lanarkshire's council district.

Airdrie benefits from strong transport connectivity with Motherwell Road leading to Junction 6 of the M8 motorway, providing direct access to Glasgow City Centre, Edinburgh and Scotland's wider motorway network. Airdrie Train Station, located approximately 1.2 miles south-west of the property, offers frequent services to Glasgow Queen Street and Edinburgh Waverly.

The proposed Berryhill Village is also located nearby and will deliver over 500 new homes, alongside a range of supporting amenities designed to serve residents and the wider community. In addition, new road networks will be constructed to improve accessibility and ease of movement within and around the development, helping to integrate the village with surrounding areas.

[Home | Berryhill Village](#)

More specifically, the subjects are located within Osprey Trade Park, Watt Steet, close to its junction with Black Street which acts as one of the main arterial routes in Airdrie. 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](#)



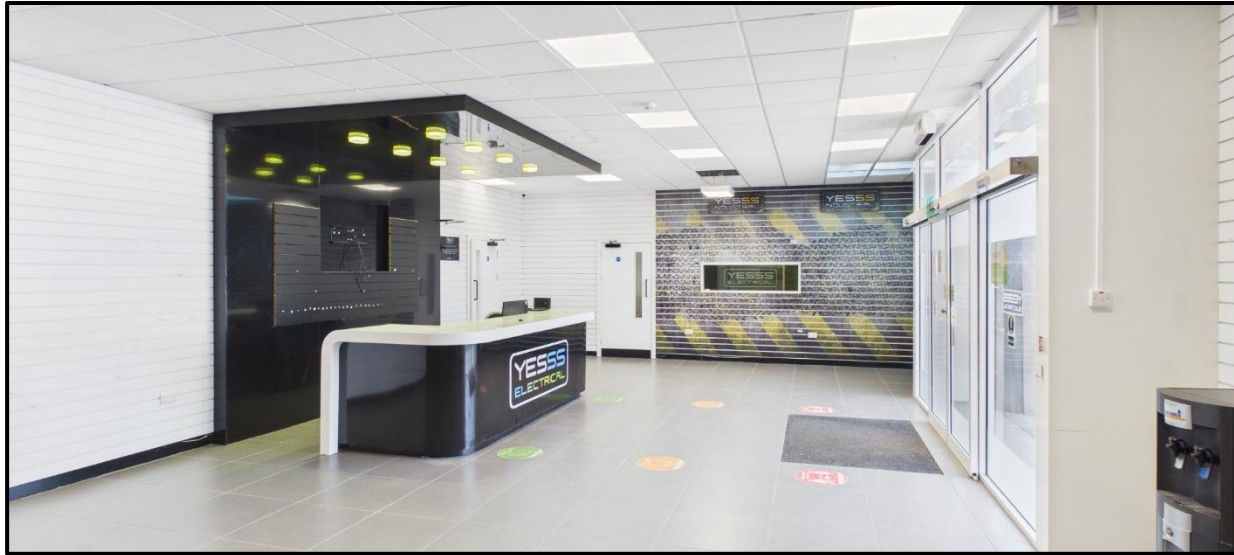
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DESCRIPTION

UNIT 7/8, OSPREY TRADE PARK, WATT STREET,
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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.

The property is suitable for sub-division, and our client is open to discuss options with interested parties on request. Please contact the agent for further information

ACCOMMODATION

	SQM	SQFT
Accommodation	969.35	10,434
TOTAL	969.35	10,434

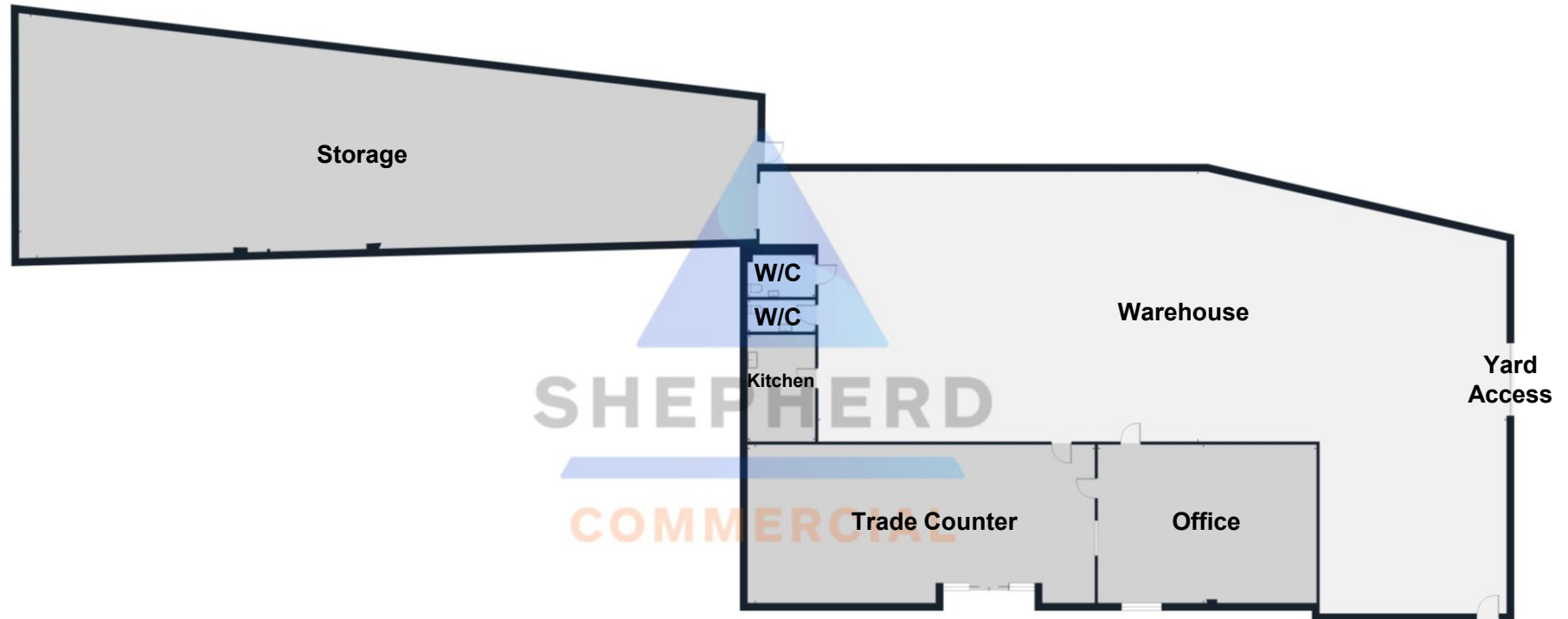
The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).





Floor Plan

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



Floor Plans Are For
Indicative Purposes Only



RENT

Upon Application.

SERVICE CHARGE

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

RATING

The subjects are entered into the current valuation roll at £58,500. The rate poundage for values over £50,000 for 2026/27 is 53.5p to the pound.

ENERGY PERFORMANCE CERTIFICATE

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

PLANNING

We understand that the subjects benefit from having planning consent in line with the previous use as a Retail Trade Counter. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

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

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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