



## RARE OPPORTUNITY – WORKSHOP FOR SALE

Unit 8, Old Mill Park Industrial Estate, Kirkintilloch G66 1SS

### LOCATION:

Within the established Old Mill Park Industrial Estate off Glasgow Road, the main route through Kirkintilloch leading to Bishopbriggs and Glasgow to the south and Kilsyth to the north west. There are also local road links to Cumbernauld and the M80 for travel north and south and connections to the national motorway network (M73, M8, M74 etc). Immediate neighbours include J&S Industrial Castings and RJM Decorative Flooring Contractors and other occupiers in the estate are a combination of local independent businesses and national companies including National Tyres and Autocare, McNair Building and Timber Merchants, Abba Blinds, Saltire Carpets and Howdens.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
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## DESCRIPTION:

Part of a larger complex which has been sub-divided historically, a mid-terraced, single storey workshop with communal yard and car parking to the front.

4.5m wide x 4,15m high manual roller shutter and separate personnel door into a predominantly open plan workshop with toilet to the front, right corner and a single office to the rear.

A steel framed building with concrete floor and "northlight" style roof enjoying an internal eaves height of approximately 4.2m.

Some internal and external refurbishment is required but the unit is likely to suit a variety of uses.



## PRICE:

**OFFERS OVER £65,000 are invited.**

In the first instance all offers should be submitted to Mr Cameron of this office

## VIEWING:

STRICTLY by appointment through ourselves as agents.

## RATEABLE VALUE:

£5,800

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective purchasers should confirm the position for themselves.

## AREA

1820 sqft / 169.06 sqm or thereby gross internal area

## ENERGY RATING:

C



**REF: I198 Prepared September 2021**

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