

TO LET / FOR SALE

**First Floor Office
Accommodation**

NIA: 145.53 SQM (1,565 SQFT)

Town Centre Location

Potential For 100% Rates Relief

Suitable For A Variety Of Uses

Rent: OIEO £12,500 Per Annum

Sale Price: Offers Invited



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40 ALEXANDRIA STREET, AIRDRIE, ML6 0BA

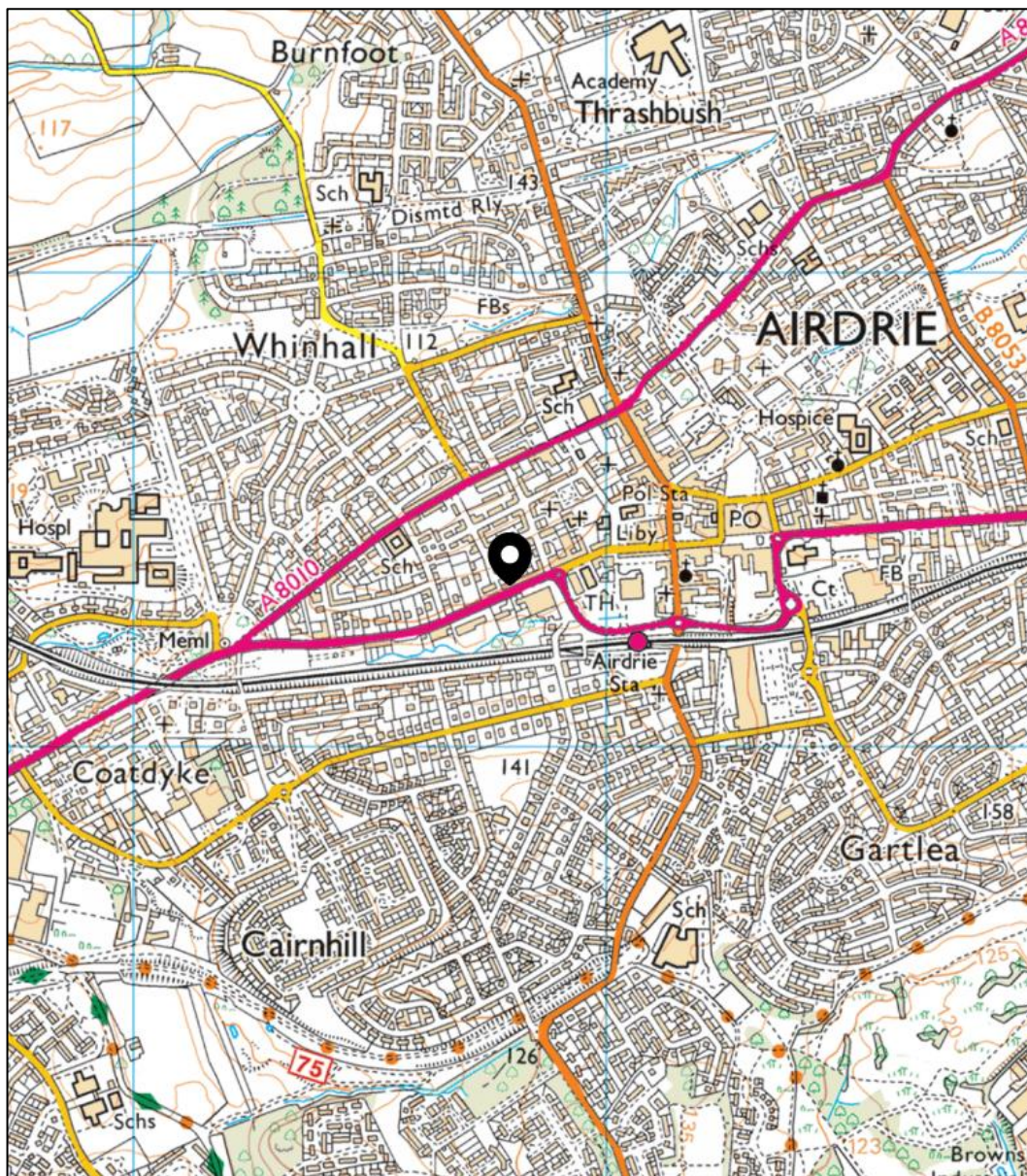
CONTACT:

Calvin Molinari BSc (Hons) MRICS
Fraser McDonald BSc (Hons)

c.molinari@shepherd.co.uk
fraser.mcdonald@shepherd.co.uk

| 0141 331 2807 – 07920 824408
| 0141 331 2807 – 07551 173132





Location

Airdrie is located approximately 11 miles east of Glasgow, held within the North Lanarkshire Council district.

Airdrie benefits from strong transport links with the M8 motorway 3.2 miles away, offering connectivity to Glasgow City Centre and Scotland's wider motorway network. Coatdyke Train Station is located approximately 0.8 miles from the subject property providing frequent services to Glasgow Queen Street and Edinburgh Waverley.

More specifically, the subjects occupy a prominent pitch on Alexander Street, which acts as one of the main thoroughfares within Airdrie. The surrounding area benefits from a blend of residential and commercial operators including Quick-Fit, Boots and The Tudor Hotel.

Description

The subjects comprise the first floor of a larger 2 storey building of stone construction. The property is accessed via footpath entrance at the western elevation. The space benefits from first floor frontage overlooking Alexander Street, which carries a high volume of passing vehicular traffic.

Internally, the space is split into upper and first floor open plan office accommodation. Staff kitchen and W/C facilities are on the upper ground floor.

The property benefits from further storage space with an attic.



ACCOMMODATION

	SQM	SQFT
Upper Ground	54.57	587
First	68.41	736
Attic	22.55	242
TOTAL	145.53	1,565

RENT

Our client is seeking offers in excess of £12,500 per annum

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £3,250. The subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming 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:



Calvin Molinari
c.molinari@shepherd.co.uk
M: 07920 824408



Fraser McDonald
fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Shepherd Chartered Surveyors

2nd Floor, Afton House, 26 West Nile Street,
Glasgow, G1 2PF

t: 0141 331 2807



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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