

TO LET

Standalone Office Pavillion

NIA: 186.84 SQM (2,011 SQ FT)

High Quality Office

**Airdrie Benefits From Strong
Transport Links**

**Suitable For A Variety of Uses
(Subject to Planning)**

**Benefits From 10 Dedicated
Parking Spaces**

Rent: Upon Application



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63A BLACK STREET, AIRDRIE, ML6 6LU

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Location

63A, BLACK STREET, AIRDRIE, ML6 6LU



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.

More specifically, the subjects occupy a prominent position on Black Street, which acts as one of the main vehicular thoroughfares within Airdrie. The surrounding area consist of primarily industrial occupiers, with Osprey Trade Park located in close proximity, benefitting from multiple national trade counter operators including Jewsons, Howdens and Kestral Construction.



[CLICK HERE FOR LOCATION](#)



Description

63A, BLACK STREET, AIRDRIE, ML6 6LU



The subjects comprise a detached modern office pavilion spanning across ground and first floor level. The premises benefits from vehicular access via Black Street, protected by way of steel gates with a pedestrian entrance point to the property via a glazed, aluminum framed door.

Internally, the subjects consist of a mixture of open plan and cellular office space benefitting from carpet floor coverings and a suspended tiled ceiling, with LED lighting incorporated throughout. Each floor is further complimented with a kitchen/prep area and W/C facilities.

Furthermore, the pavilion also benefits from 10 allocated car parking spaces, situated to the front and side of the premises.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor	126.98	1,367
First Floor	59.86	644
TOTAL	186.84	2,011

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



Boundary Lines Are For
Indicative Purposes Only



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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RENT

Upon Application.

PLANNING

We understand that the property benefits from Class 4 Planning Consent. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

VAT

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

RATEABLE VALUE

The subjects have multiple entries by the Scottish Assessors

Association. Further details are available at:

[Scottish Assessors – Scottish Assessors Association website](http://ScottishAssessors.com)

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 ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.