DMHALL

To Let

Well Presented Office





81.1 SQ M 872 SQ FT

Property Details

- Detached office building close to Airdrie Town Centre.
- Well appointed offices with kitchen and toilet facilities.
- Qualifies for 100% rates relief, subject to status.
- Offers Over £8,500 pa

LOCATION

Southburn Road is located to the west of Airdrie Town Centre and accessed from Deedes Street (A89) which is the principal traffic route connecting Airdrie and Coatbridge.

The immediate locality is a mix of residential and commercial properties, with nearby occupier including Fast Fit, Southburn Mech Services, Norwood Contruction Services and Happy & Fluffy Grooming, amongst others.

Airdrie is located within the North Lanarkshire region around 12 miles east of Glasgow and 35 miles west of Edinburgh. The town has a population of around 35,000 persons and lies just off the M8 motorway.

DESCRIPTION

21 Southburn Road situated east side of the street and is a detached office contain over ground and attic of traditional stone construction. It has most recently been used as an office however would be suitable for a variety of uses, subject to consent.



Property Details

Internally the property is sub-divided to provide an entrance hallway, private office rooms, staff kitchen and toilet facilities on the ground floor with an additional office and store located in the attic, as shown on the indicative layout plan.

FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a net internal basis and is as

Floor	Accommodation	sq m	sq ft
Ground	Office	62.9	667
Attic	Office	18.2	195
Total		81.1	872

RATEABLE VALUES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £6,500 per annum.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

RENT

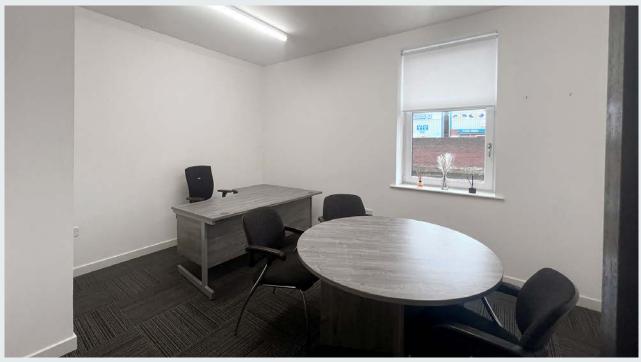
The property is available is to lease on a full repairing and insuring terms for a period to be agreed.

Rental offers in excess of £8,500 per annum.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.





Property Details

LEGAL COSTS

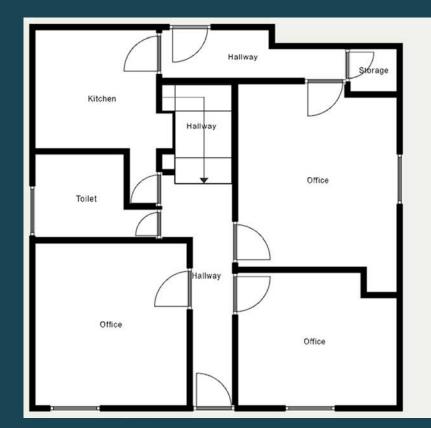
Each party is to bear their own legal costs in relation to any letting transaction. The tenant will be responsible for any registration dues, fees and Land & Building Transaction Tax where applicable.

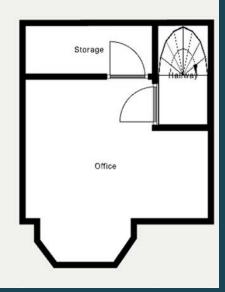
FURTHER INFORMATION

Viewings are by appointment only via the agents.

ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.





Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended asers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi)These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or mitment. Any contract shall only be entered into by way of our clients' solicitors