

DM HALL

To Let

Well Presented
Office

21 SOUTHBURN
ROAD, AIRDRE,
ML6 9AD



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 Construction 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.



THE PROPERTY

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.

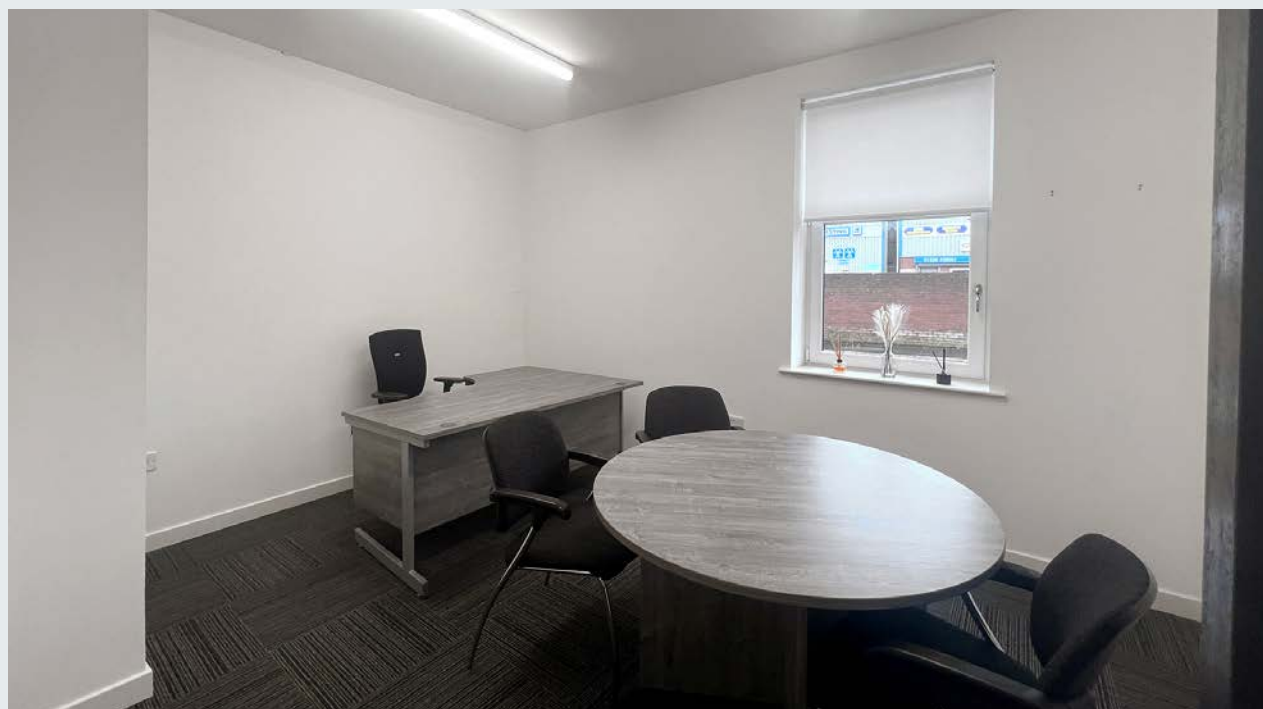
RENT

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

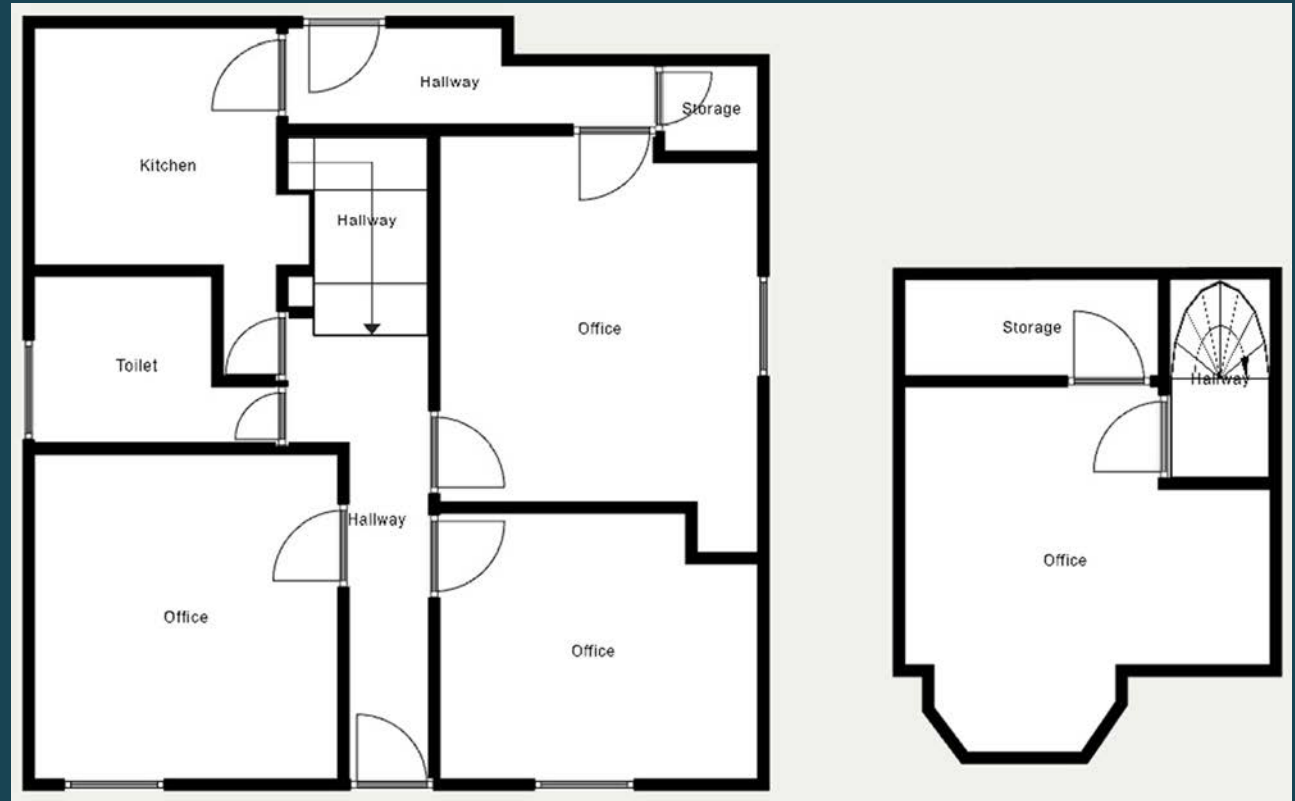
Each party is to bear their own legal costs in relation to any letting transaction. The tenant will be responsible for any registration dues, fees and Land & Building Transaction Tax where applicable.

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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DM HALL



Regulated by
RICS