



REFURBISHED TOWN CENTRE OFFICES TO LET

94.16 sqm/1013 sqft - 206.7 sqm/2225 sqft

15 Bank Street Airdrie ML6 6AF

LOCATION:

Part of a prominent development fronting Bank Street and adjacent Airdrie Cross in the traditional heart of the commercial and retail core of the town. Free car parks are available throughout the town centre, the nearest probably being on Mill Loan and the 2 storey carpark on Hallcraig Street.

With a population of over 36,000, Airdrie is an important town within North Lanarkshire and is located around 15 miles east of Glasgow. The local road network offers access throughout North Lanarkshire – Coatbridge, Cumbernauld etc – and there are connections to the A/M8, M73 and M80. In addition, the town's main line railway station is accessed via nearby Broomknoll Street.

HAMILTON OFFICE:

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

CONTACT US

01698 891 400
www.wbcs.co.uk

DESCRIPTION:

Two first floor office suites available separately or together as a whole and forming the entire first floor of a modern 2 storey and basement building the ground floor of which is in retail use. Exclusive, glazed main door access and stairway to first floor landing with access off to the accommodation. Male, female and disabled toilets are provided, gas central heating is installed and the offices boast feature, full height glazing to the frontage. In addition, the landlord has undertaken a comprehensive refurbishment and upgrading programme to include new ceiling systems incorporating LED lighting, re-carpeting and redecoration.

Suite 1 (south) – 94.16 sqm/1013 sqft of open plan space with break out area.

Suite 2 (north) - 112.53 sqm/1212 sqft; open plan suite with private office off and break out area

Total – 206.69 sqm/2225 sqft

RATEABLE VALUE:

Suite 1: £9,600 Suite 2: £10,100
To a qualifying occupier, rates relief may be available under the Scottish Government's Small Business Bonus Relief Scheme and interested parties should confirm the position to their own satisfaction.

ENERGY RATING:

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RENT, LEASE DETAILS ETC:

New leases are sought on standard, commercial, full repairing and insuring terms for a negotiable duration.

Suite 1 – £6,600 per annum plus VAT rental

Suite 2 – £7,900 per annum plus VAT rental

These figures are quoted exclusive of VAT, local rates and service charge. VAT will be payable on the rental and there is a buildings service charge.

VIEWING:

STRICTLY by appointment through ourselves as agents.

REF: O313(I) Amended August 2023

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