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1 Graham Street,  
Airdrie ML6 6AB

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Prominently positioned town centre  
office premises

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**TO LET**

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2,668 Sq Ft  
(248 Sq M)

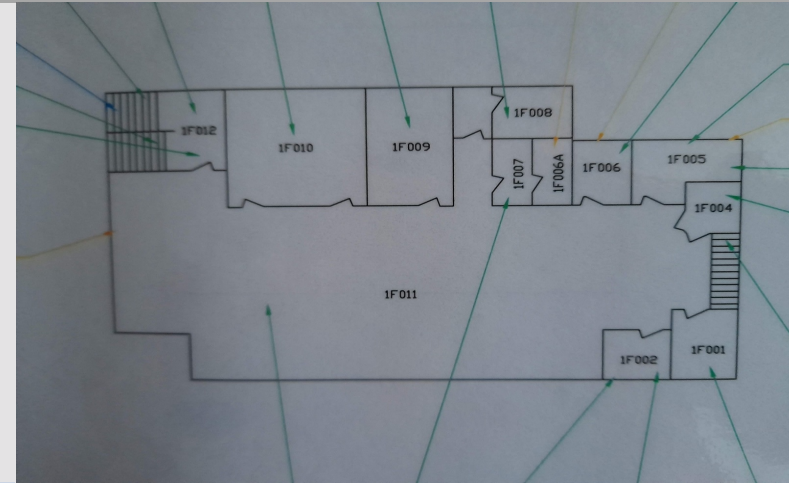
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# 1 Graham Street, Airdrie ML6 6AB

## DESCRIPTION

The property comprises the upper floor of a two storey building. The office suite is accessed via a stairwell from street level leading to a secure entry door at first floor level. Internally the premises comprise a mix of open plan as well as cellular office accommodation, with WC facilities and kitchen. The subjects benefit from perimeter trunking, suspended ceilings and gas central heating. The office has been recently refurbished including new carpet tiles. Neighbouring office occupiers include solicitors, accountants and banks.

- ✓ Affordable modern office space
- ✓ Recently refurbished
- ✓ High amenity town centre location
- ✓ Flexible lease terms



## ACCOMMODATION

| Net Internal Areas | sq ft        | sq m       |
|--------------------|--------------|------------|
| Upper Floor        | 2,668        | 248        |
| <b>Total</b>       | <b>2,668</b> | <b>248</b> |

## VAT

VAT is payable on the rent and all other charges at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

The Rateable Value according to [www.saa.gov.uk](http://www.saa.gov.uk) is £22,250.

## TERMS

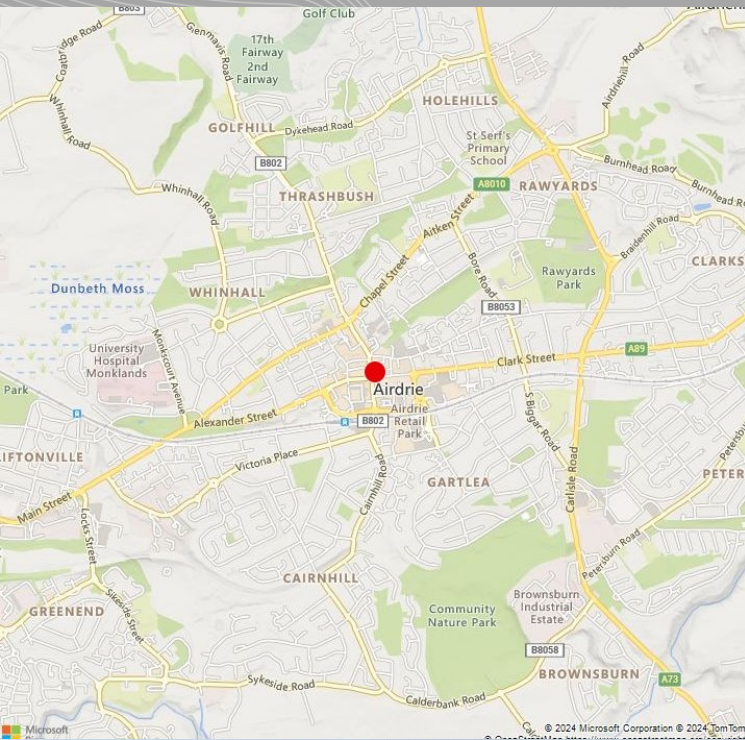
A new FRI lease for a term to be agreed, at a quoting rent of £13,500 p/a.

## EPC

The property has an EPC of F.



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## LOCATION

Airdrie is located approximately 13 miles east of Glasgow city centre and 5 miles east of Coatbridge with a resident population of around 54,500. It enjoys good access to the A8/M8 and the A73 which links the M74 motorway at Abington to the A80 at Cumbernauld. The town has two railway stations at Airdrie and Drumgelloch which run direct services between Glasgow and Edinburgh.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

**Geoff Scott**  
07872 822 314  
gscott@lsh.co.uk

**lsh.co.uk**

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