

# OFFICES To Let

 249a Greengairs Road,  
Airdrie, ML6 7SZ

-  41.56 sq m (447 sq ft)
-  Refurbished business space
-  Rates exemption potential
-  No VAT payable on rent
-  Ample free parking

**kirkstone**

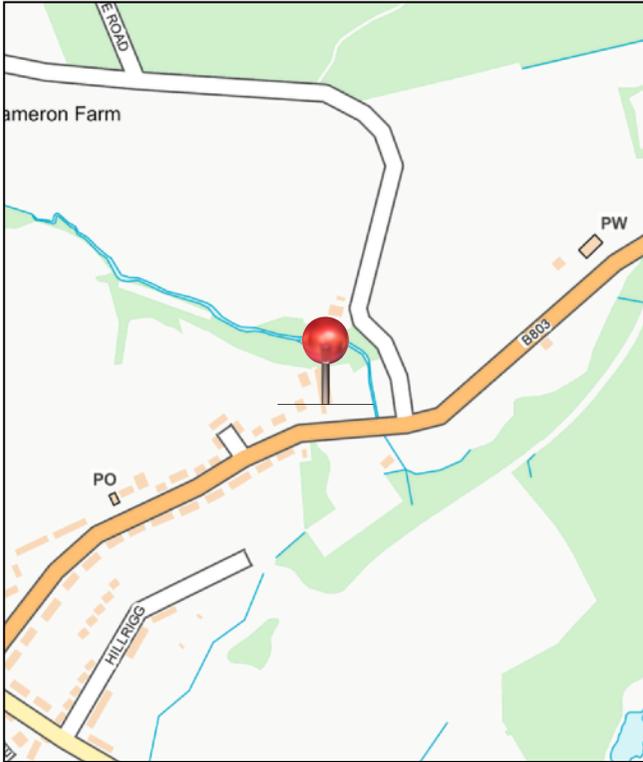
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Viewing strictly by appointment with the sole letting agents. Call **0141 291 5786**

## Location

Airdrie lies within North Lanarkshire and is located circa 12 miles east of Glasgow and on the A89, the main arterial route linking Bathgate to the east and Coatbridge to the west. The M8 motorway is approximately 3 miles south of the Town. The town benefits from its own railway station, with services every 15 minutes linking it to Glasgow Queen Street and beyond. Greengairs is situated 3 miles southeast of Cumbernauld and 3 miles north east of Airdrie. Nearby occupiers include Wattston Bonsai, Bell Electrics and Alarms and Premier Express.



## Description

The subjects comprise a 2 story office building of masonry construction which is clad in profile metals sheeting and sits under a flat roof. The property adjoins an industrial unit, but is not interconnected. Ample parking is available.

The offices have recently been fully refurbished. Access is provided via a single timber door. The ground floor benefits from an office, kitchen and WC. The first floor has a further 2 offices and WC. The floor throughout the space is covered in laminate and the offices benefit from carpets. The walls are of plaster/paint and the ceilings incorporate LED box lighting. Heating is provided electrically.

## Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Office & kitchen	18.86	203
First	2 x Offices	22.7	244
TOTAL		41.56	447

The above areas have been calculated on a NIA basis in compliance with RICS Code of Measuring Practice (6th edition).

## Lease Terms

The subjects are available to lease on a full repairing and insuring basis, for a term to be agreed, at a rent of £6,500 per annum. Full quoting terms are available upon request.



## Particulars

Rateable Value	To be reassessed
EPC	Available upon request
VAT	Not payable on the rent
Legal Costs	Each party responsible for their own

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