

REFURBISHED OFFICES



249A Greengairs Road, Greengairs, Airdrie, ML6 7SZ

Office space over 2 floors available to lease in Greengairs

Summary

Tenure	To Let
Available Size	447 sq ft / 41.53 sq m
Rent	£6,500 per annum
Business Rates	To be reassessed.
EPC Rating	Upon enquiry

Key Points

- Refurbished business space
- Rates exemption potential
- No VAT payable on rent
- Ample free parking

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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.

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	203	18.86
1st	244	22.67
Total	447	41.53

Offers

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.

Rateable Value

The Rateable Value requires to be reassessed.

EPC

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

VAT

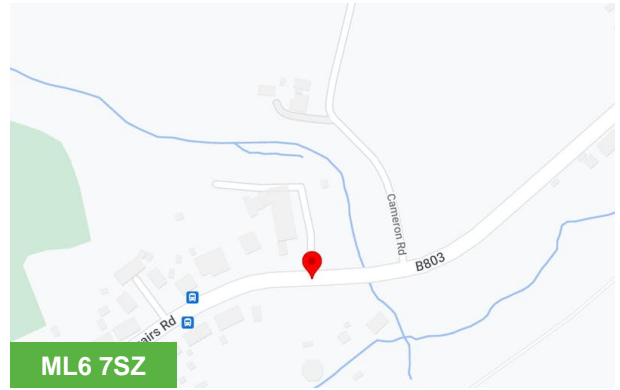
VAT is not payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Entry will be available on completion of legal formalities.



Viewing & Further Information



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