

DM HALL

To Let

Well Presented
Office

16C Southburn
Road, Airdre,
ML6 9AD



81.1 sq m
(872 sq ft)

Property Details

- Semi -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 £7,500 pa

LOCATION

Southburn Road is located to the west of Airdrie Town Centre with the property situated west side of the street close to its junction with Deedes Street (A89) which is the principal traffic route connecting Airdrie and Coatbridge.

The immediate locality mixed residential and commercial in nature with nearby occupier including Fast Fit, Southburn Mech Services, Norwood Contruction 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

Unit C, 16 Southburn Road is a semi-detached office comprising single storey premises of traditional construction. It has most recently been used as offices but would be suitable for a mix of uses, subject to consent.

Internally, the property is sub-divided to provide an entrance hallway, private office rooms, staff kitchen and toilet facilities, as shown on the indicative layout plan.

The property further benefits from new LED lighting throughout, and new windows are currently being installed to the front and side elevations.



Property Details

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 follows:

Ground Floor Office 65.83 sq m 708 sq ft

RATEABLE VALUES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £5,500 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 £7,500 per annum.

ENERGY PERFORMANCE

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

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.

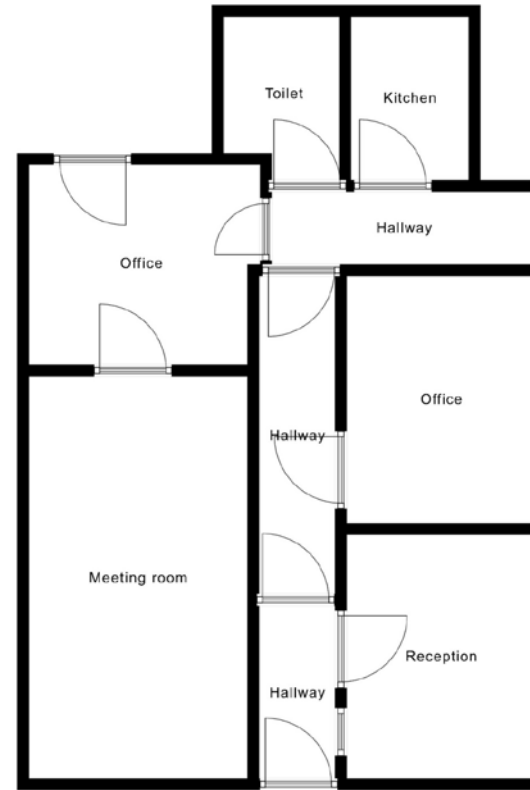
FURTHER INFORMATION

Viewings are by appointment only via the agents.

DM HALL



Regulated by
RICS



FLOORPLAN FOR INDICATIVE
PURPOSES ONLY.

Make an enquiry

Jacqueline Towie
Jacqueline.Towie@dmhall.co.uk
01698 284939

DM Hall Commercial Department
Unit 3 Cadzow Park, 82 Muir Street
Hamilton, ML2 6BJ
01698 284 939

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