



**Taylor**  
Property Consultants

## TO LET

Traditional First Floor Offices  
With Lift Access



**2 EAST HIGH STREET  
AIRDRIE  
ML6 6LF**



**T: 01563 525504  
M: 07535 277 139**



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## Location

The subjects are located on the south side of East High Street at the junction with South Bridge Street in Airdrie town centre. The property is situated adjacent the town's commercial and retail centre. On street parking is available on South Bridge Street and there are several free public car parks nearby.

Airdrie is a principal town in North Lanarkshire with an approximate population of 37,000. It lies 12 miles east of Glasgow and benefits from good road and rail links to Glasgow, Edinburgh, and the South.

## Description

The subjects comprise a traditional first floor office with exclusive access of East High Street. The premises benefit from a modern lift allowing disabled access. The offices sit at the corner of East High Street and South Bridge Street and overlook both streets, with good natural light in all rooms.

The present layout comprises 4 offices, including a reception office, and a disabled toilet.

## Areas & Dimensions

Reception Office:	14.70 sq m (158 sq ft)
Office 1:	21.69 sq m (233 sq ft)
Office 2:	17.31 sq m (186 sq ft)
Office 3:	10.44 sq m (112 sq ft)
Toilet:	1.82 sq m (19 sq ft)

## Rateable Value

£5,800. Under current legislation the subjects qualify for 100% exemption from rates, subject to application to the Local Authority.

## Lease

The subjects are available to lease for a period of flexible duration on full repairing and insuring terms.

## Rent

Offers over **£6,500 per annum** are invited. For the avoidance of doubt, VAT will not be charged on the rent.

## EPC

Available on request.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the completion of a transaction, with the ingoing tenant being responsible for Land and Buildings Transfer Tax, Registration Dues, and VAT.

## Viewing and Further Information

All arrangements to view the premises must be made by prior arrangement with the sole letting agent:

**William Taylor**

**Taylor Property Consultants,**

**2 Olive Road, KILMARNOCK KA1 2HT**

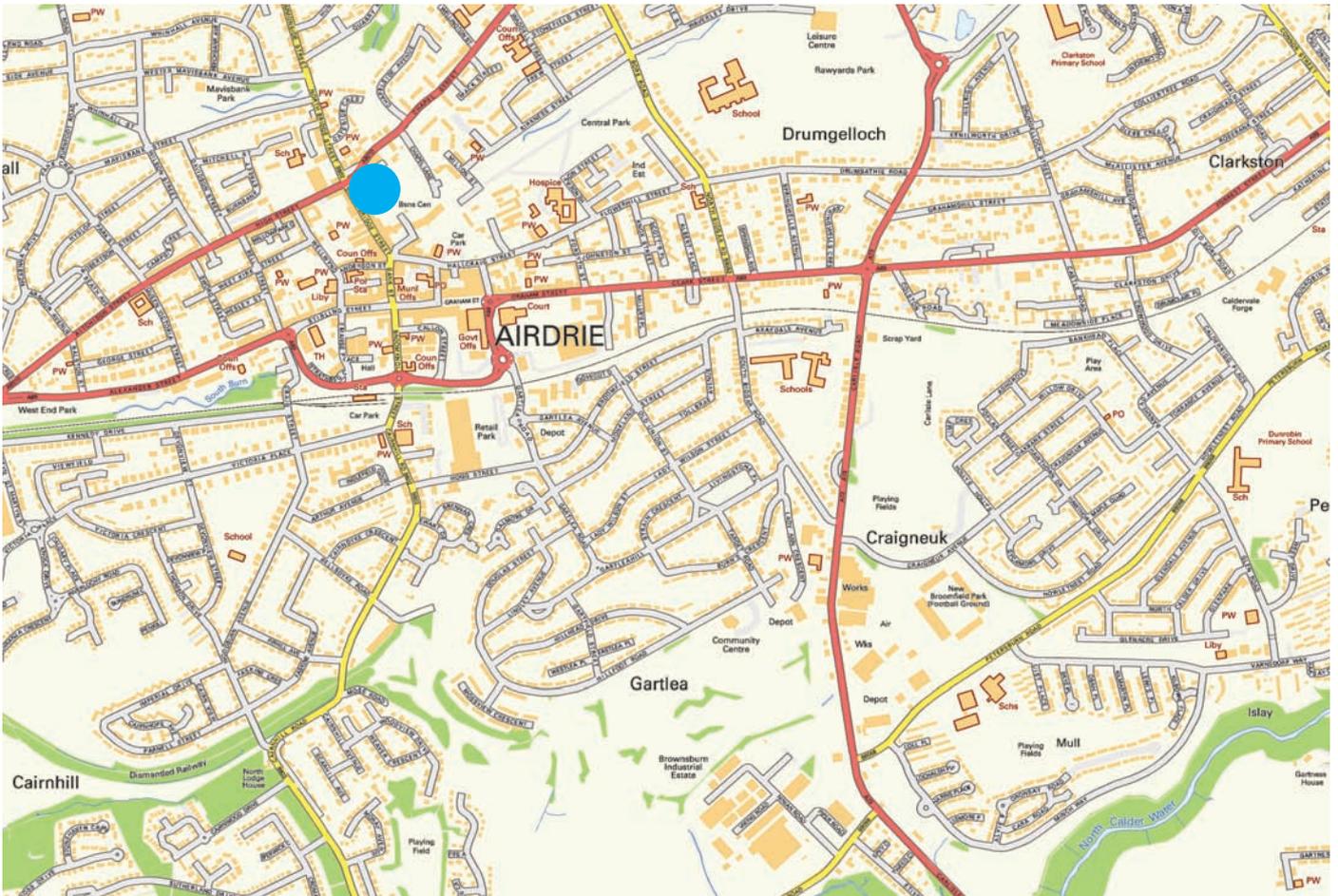
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### Important Notice

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