FIRST FLOOR OFFICE ACCOMMODATION

NIA: 145.53 SQM (1,565 SQ FT)
TOWN CENTRE LOCATION
POTENTIAL FOR 100% RATES RELIEF
NEARBY PUBLIC TRANSPORT LINKS
SUITABLE FOR A VARIETY OF USES
RENTAL: £12,500 PER ANNUM
SALE PRICE: OFFERS INVITED

TO LET/FOR SALE



MALCOLM

40 ALEXANDER STREET, AIRDRIE, ML6 0BA

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Biffo

www.shepherd.co.uk

LOCATION

The subjects are located in the North Lanarkshire town of Airdrie, on the eastern end of Alexander Street. Airdrie is located approximately 15 miles to the east of Glasgow and benefits from excellent transport links. Access to Junction 6 of the M8 and Junction 2 of the M73 are located within 5 miles of the subjects, thus providing links to major road networks throughout Scotland.

Public transport links are easily accessible with Airdrie train station situated a short distance from the subjects. Regular bus services are also available throughout Airdrie's town centre.

DESCRIPTION

The subject comprise the first floor of a larger 2 storey building of stone construction. The property is accessed via footpath entrance at the western elevation. The space benefits from first floor frontage overlooking Alexander Street which carries a high volume of passing vehicular traffic.

Internally the space is split into upper ground and first floor open plan office accommodation. Staff kitchen and W/C facilities are on the upper ground floor. The property further benefits from a section of attic storage space.

RENTAL

Our client is seeking rental offers in excess of £12,500 per annum.

SALE PRICE

We are inviting offer for the heritable interest in the subjects. Further information can be made available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

RATEABLE VALUE

The subjects are entered into the 2023 Valuation Roll with a rateable value of £3,250. As such, incoming occupiers may benefit from 100% rates relief via the small business bonus scheme.

The rate poundage for 2022/2023 is 49.8p to the pound.

PLANNING

We understand that the property has planning consent for its existing use.

The property may suit alternative uses subject to obtaining all necessary planning consents It will be incumbent upon any purchaser to satisfy themselves in this respect.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

40 ALEXANDER STREET, AIRDRIE, ML6 OBA

In accordance with the RICS code of measuring practice (6th edition), we calculate the net internal area of the subjects to extend as follows:

ACCOMMODATION	SqM	SqFt
Upper Ground	54.57	587
First	68.41	736
Attic	22.55	242
TOTAL	145.53	1,565



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION: MAR 2023