

# TO LET



## OFFICE 38 AIRDRIE BUSINESS CENTRE 1 CHAPEL LANE, AIRDRIE, ML6 6GX

Modern office suite within managed business centre.  
Property extends to 134m<sup>2</sup> (1,439 sq.ft.) or thereby.  
Flexible lease terms available.  
Rental £15,830.00 per annum (exclusive of VAT).  
Additional service charges apply.



#### Statutory requirements:

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular, you will be responsible for obtaining any requisite planning permission and Building Control approval for your use of the property.

These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation, and other details are given without responsibility and 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. No person in the employment of North Lanarkshire Properties LLP has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 North Lanarkshire Properties LLP is bound by the terms of this Act. This means that the North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.



## LOCATION

Airdrie is a vibrant town in the heart of Lanarkshire located a short distance from Glasgow and Edinburgh. Airdrie is well connected to rail, road and public transport links with easy access to Scotland's main motorway network connecting the town with Glasgow, Edinburgh and Stirling. The Business Centre itself is located in Chapel Lane close to shops, restaurants and other amenities.

## DESCRIPTION

The business centre provides 40 modern offices over 2 floors with 68 dedicated car parking spaces. Tenants have access to the building 24 hours a day, 7 days a week. On site reception services are provided between 8.00am and 6.00pm, Monday to Friday. A fully managed IT and telephony service, tailored to your requirements, is available.

The Business Centre has 4 meeting rooms available for hire with maximum capacity ranging from 8 to 15 delegates. AV equipment, WiFi access and tea/coffee facilities are provided.

## SIZE

In accordance with the RICS Code of Measuring Practice (6th edition), we calculate the following approximate net internal area:

134m<sup>2</sup> (1,439 sq ft)

## RENTAL

Rental £15,830.00 per annum (exclusive of VAT), VAT is charged at the current rate.

Interested parties should contact us for a Property Application Pack. North Lanarkshire Properties does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

## SERVICE CHARGE

A service charge is payable for the additional managed services provided which include — cleaning and maintenance of common areas, management service, security, heating, lighting, water and waste water charges (does not include roads and property drainage). Tenants are responsible for Non-domestic Rates.

The budgeted Service Charge for 2019—2020 is £10,100.00 (exclusive of VAT).

## RATES

The Rateable Value of the property is £16,000.00 with effect from 1 April 2017. The tenant will be responsible for the payment of Non-domestic Rates.

Rateable Value enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476000.

## INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

## UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

## EPC RATING

The Building Energy Performance Rating is C.

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## INFORMATION AND VIEWING

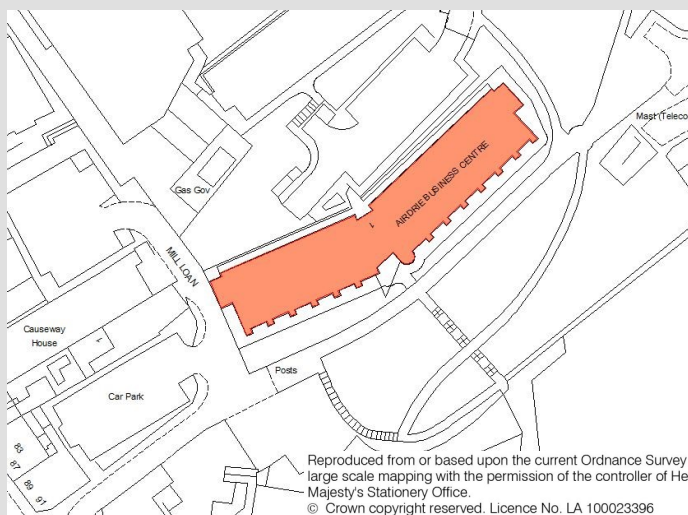
If you require further information or would like to arrange a viewing please do not hesitate to contact us -

**North Lanarkshire Properties**  
**Suite G.3 Dalziel Building,**  
**7 Scott Street,**  
**Motherwell,**  
**ML1 1PN**

**Telephone: 01236 632800**

**Email: [property@northlan.gov.uk](mailto:property@northlan.gov.uk)**

Date of Publication: **JANUARY 2021**



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