north lanarkshire Properties
Professional • Affordable • Local

Airdrie Business Centre

17m² to 134m²

Modern office space available in the heart of Airdrie

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Viewing and further information

Please make an appointment to view Airdrie Business Centre by contacting North Lanarkshire Properties

If you need this information in another language or format please contact us to discuss your needs.

t 01236 632800

northlanarkshire.gov.uk/nlproperties

e property@northlan.gov.uk

North Lanarkshire Properties LLP, Civic Centre, Motherwell ML1 1AB. A Limited Liability Partnership registered in Scotland number SO304142

Freedom of Information (Scotland) Act 2002

NLP is bound by the terms of this Act. This means that North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.

North Lanarkshire Council Property

North Lanarkshire Properties LLP are appointed property marketing and letting agents on behalf of North Lanarkshire Council.

VAT

North Lanarkshire Properties LLP has elected to charge VAT on all property. All rent and service charge figures are shown exclusive of VAT.

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Airdrie Business Centre

Airdrie Business Centre is the perfect location to grow your business. This bright and modern environment provides professional, fully flexible office and meeting space in landscaped surroundings for both start-up companies and existing businesses

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The Business Centre provides 40 offices over two floors ranging in size from 17m² to 134m² with four fully furnished offices available to let. Each floor has a full suite of toilets and its own tea point with vending machines for cold drinks. Tenants have access to the building 24-hours a day, 7 days a week as well as dedicated parking for 68 cars and 24-hour CCTV based security. A fully staffed reception runs between 8am – 6pm Monday to Friday.

To cater for meetings and all training requirements – whether as a tenant or external client – the centre has four meeting rooms of different sizes. The maximum capacity in each of the meeting rooms ranges from 8 to 15 people. Three rooms offer audio visual equipment and all meeting room charges are inclusive of wifi access and tea/coffee facilities.

Airdrie Business Centre offers high speed broadband access and provides a fully managed IT and telephone service within the building. There are a whole range of options that can be tailored to suit your needs, please contact us to discuss your requirements.

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Both furnished and unfurnished offices are available for let at highly competitive rates, on full repairing and issuing terms, in monthly, annual and five-year terms. Tenants also benefit from reduced meeting room hire rates.

What differentiates Airdrie Business Centre from regular offices are the additional services provided. These services contribute to the professional environment the Business Centre provides and combines them all into one easy to manage service charge. The service charge is cost effective and includes a wide range of services, as detailed below.

- Cleaning of common areas
- Grounds maintenance
- Repairs and maintenance of the common areas
- Maintenance of mechanical and electrical systems within the building
- Management service
- Security
- Heating
- Lighting
- Window cleaning (external and common areas)
- Hygiene services and waste collection
- Building insurance
- Water and waste water charges (Scottish Water) (does not include roads & property drainage)
- Initial installation of IT and telecommunications

Any figures quoted for service charge are estimates but will be subject to reconciliation to match actual expenditure.

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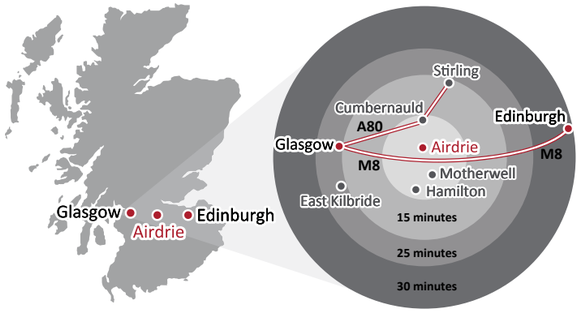
Airdrie is a vibrant market town in the heart of Lanarkshire, located a short distance from Glasgow and Edinburgh and Scotland's airports. Airdrie is well connected to rail, road and public transport links and has easy access to Scotland's main motorway network – the M8, M73 and M74 – connecting the town with Glasgow and Edinburgh city centres and the historic town of Stirling.

The Business Centre itself is located in Chapel Lane in the heart of Airdrie, close to shops, restaurants and other amenities, and only a ten minute walk from the local train station, which provides regular services to both Glasgow and Edinburgh city centre.

Airdrie Business Centre, only 25 minutes from Glasgow City Centre, provides the perfect base for businesses.