

# TO LET



**OFFICE 37 AIRDRIE BUSINESS CENTRE**  
1 CHAPEL LANE,  
AIRDRIE, ML6 6GX

Modern office suite within managed business centre.  
Property extends to 44m<sup>2</sup> (469 sq.ft.) or thereby.  
Flexible lease terms available.  
Rental £5,160.00 per annum (exclusive of VAT).  
Additional service charges apply.

## 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:

44m<sup>2</sup> (469 sq ft)

## RENTAL

Rental £5,160.00 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 £3,285.00 (exclusive of VAT).

## RATES

The Rateable Value of the property is £5,200.00 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.

## 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 approvals for your use of the property.

## INFORMATION AND VIEWING

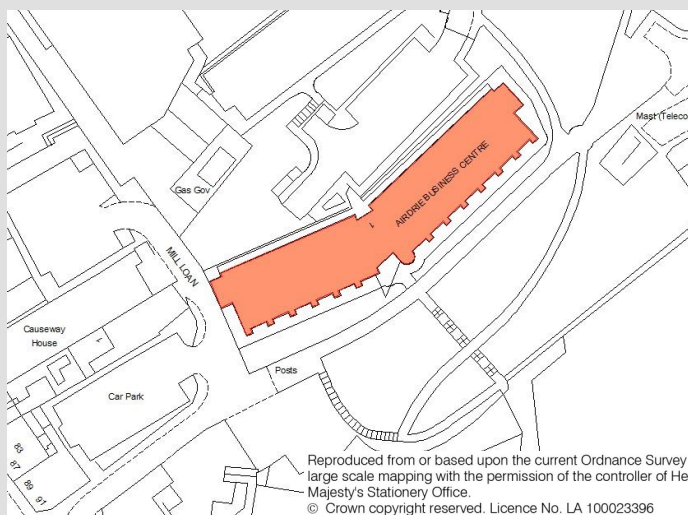
If you require further information or would like to arrange a viewing please do not hesitate to contact us -

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

**Telephone: 01236 632 800**

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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

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