

# TO LET



## UNIT 10 — STRATHCLYDE BUSINESS CENTRE 391 LANGMUIR ROAD, BARGEDDIE, G69 7TU

Refurbished accommodation comprises office and workshop units.  
Property extends to 10m<sup>2</sup> (103Sq.ft<sup>2</sup>.) or thereby.  
Flexible lease terms available.  
Rental £850.00 per annum (exclusive of VAT).  
Additional service charge is applicable .

## LOCATION

### Strathclyde Business Centre – Bargeddie

Is a former direct works depot converted into small workshop accommodation located on Langmuir Road, all parts of Scotland's Central belt are within easy reach.

## DESCRIPTION

**Unit 10** – Is located on the first floor of the business centre and has been converted into office accommodation. Comprising modern fitted office accommodation, decorated in neutral colours (white walls with newly fitted carpet tiles). Main electricity, sewerage and water supply are installed, lighting is provided by new energy efficient LED lighting. Each unit has its own intruder alarm installed, telephone connections are available in each unit.

There are communal male and female toilets on both levels of the business centre and a service area to the rear of the property. Tenants have access to the building 24 hours a day, 7 days a week.

There is also a care taker who is in charge of the buildings facility management for all communal areas.

## SIZE

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

10m<sup>2</sup> (103 sq ft)

## RENTAL

Rental £850.00 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 2021—2022 is Approx. £230.00 per annum, exclusive of VAT. Subject to annual reconciliation.

## RATES

The Rateable Value of the property is £775.00 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 476 000.

## 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 E.

## 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

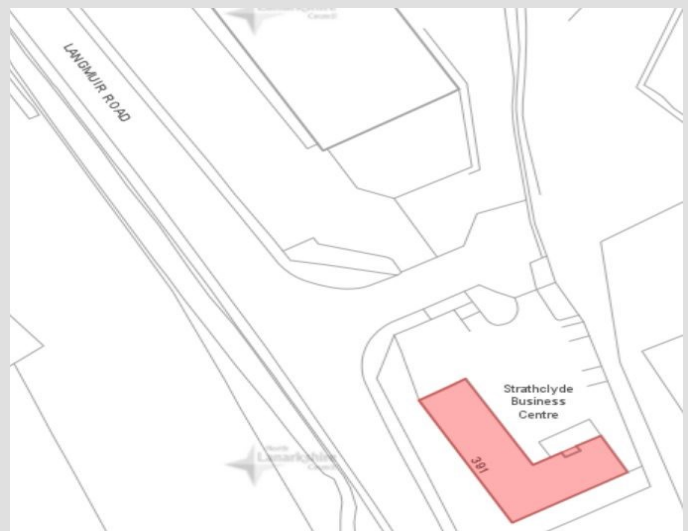
If you require further information or would like to arrange a viewing please do not hesitate to contact us -

**North Lanarkshire Properties**  
**Suite G.3 Dalziel Building,**  
**7 Scott Street,**  
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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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