

TO LET



**ROOM 4 - ONE WELLWYND SOCIAL ENTERPRISE CENTRE,
35 Wellwynd,
Airdrie, ML6 0BN.**

Refurbished office suite within Social Enterprise Business Centre.
Property extends to 9.89m² (106 Sq.ft².) or thereby.
Flexible lease terms available.
Rental - £1,100.00 per annum.
(Additional Service Charges Apply).

TO LET



One Wellwynd Social Enterprise recognises hotspots of social enterprise activity. Supporting local businesses, charities, consumers and budding social entrepreneurs – bringing them together to grow their social enterprise communities.

This Business Centre aims to promote, raise awareness and build the markets for social enterprise and we welcome your involvement.

LOCATION

One Wellwynd – Situated in the vibrant town of Airdrie, 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. One Wellwynd itself is located in Wellwynd, close to shops, restaurants and other amenities.

DESCRIPTION

Airdrie's former Wellwynd Church, has been renovated to a contemporary finish throughout, maintaining many of the Church features. Comprising communal reception area providing individual office space over split levels with secure entry throughout the building. Tenants have access 24 hours a day, 7 days a week. On site reception services are provided between 9am and 5pm, Monday to Friday, with staff car park to rear. A fully managed IT and telephony service, tailored to your business requirements is available. There is a lift installed for access to all levels, communal Kitchens / W.C facilities available. Additional meeting/conference room is available for hire including Wi-Fi access & tea/coffee facilities.

Room 4 - Located on the first floor of the Modern Extension Side of the business centre.

SIZE

In accordance with the RICS Code of Measuring Practice (6th edition), we calculate the following approximate net internal area: 9.89m² (106 Sq.Ft²) or thereby.

RENTAL

Rental - £1,100.00 per annum.

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 Tenants are responsible for Non-domestic Rates. The budgeted Service Charge for 2023 - 2024 is Approx. £1,280.00, Subject to annual reconciliation.

(Please Note: The Service Charge does not include roads & property drainage).

INSURANCE

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

RATES

The Rateable Value of the property is £1,200.00 with effect from 1 April 2023. 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.

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

Email: Property@northlan.gov.uk

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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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