

17 BELL STREET, AIRDRIE. ML6 0AS

VARIOUS INDUSTRIAL WORKSHOP UNITS

**TO LET**



## LOCATION

Airdrie, one of the principal towns within North Lanarkshire, lies some 16 miles east of Glasgow city centre.

The town has access to an excellent road network, with the A80 north to Cumbernauld and beyond, the A8/M8 to Edinburgh (35 miles) or Glasgow and the M74 to Carlisle ( 91 miles) and beyond.

The town also benefits from its own railway station, with services every 15 minutes linking it to Glasgow Queen Street and beyond.

Bell Street is located in the town centre of Airdrie, close to the main retail trading area. The street can be accessed from either High Street (part of the A8010) or the roundabout on Alexander Street (part of the A89 trunk route).

### Head Office

95 Forrest Street, Airdrie. ML6 7AE  
Tel: 01236 760292 ~ Fax: 01236 605964

Web: [www.riteproperty.co.uk](http://www.riteproperty.co.uk) ~ email: [info@riteproperty.co.uk](mailto:info@riteproperty.co.uk)

### Glasgow Office

28, Allison Street, Glasgow. G42 8NN  
Tel: 0141 423 3300 ~ Fax: 0871 236 9247

## DESCRIPTION

The premises comprise of a group of small industrial units located within a secure yard. The properties are of traditional construction and single storey design. Each has the benefit of electric power and its access doors are protected by a metal roller shutter.

The units are suitable for use as either workshop accommodation or providing storage facilities.

The yard area provides loading and unloading space for all the tenants. The yard also has security lighting and the only access point has a set of gates which are locked at night.

## ACCOMMODATION

The properties range in size from 300 to 700 square feet, and are available to lease at rents from £100 per month. Further details are available upon application.

## LEASE

A new lease is available on a yearly basis.

## PRICE

Rental various. Details are available upon application.

## V.A.T.

All figures quoted are exclusive of VAT.

## VIEWING

Strictly by appointment.

## OFFERS

All intimations of interest and offers in Scottish legal terms should be submitted to Rite Property

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