

**82-86 STIRLING STREET, AIRDRIE.
ONLY GROUND FLOOR REMAINING**



The town of Airdrie is located approximately 15 miles to the East of Glasgow City Centre and is situated on the A89 Trunk Road linking with Bathgate to the East and Coatbridge to the West.

LOCATION

The subjects are situated on the North side of Stirling Street near the junction with Alexander Street within Airdrie town centre. The surrounding area forms one of the main secondary retail pitches for the town, with nearby occupiers including Remax estate agents, Airdrie Savings Bank, Café Spice Restaurant and Local Off Sales.

DESCRIPTION

The subjects comprise a large attached three storey retail unit. The front section of the property has a combination of facing brick, painted timber and large glazed frontage with double entrance doors at either

side. The gable and rear sections are finished with a combination of brickwork and roughcast. The property is surmounted by a flat roof towards the front section with a pitched roof to the rear.

Internally the ground floor of the property provides its own double door entrance with a large open area with eight large modern offices with Cat 5 cabling and Cat 2 lighting. The first and second floors are accessed from the double doors to the right of the building by way of staircases. There is also access from the rear of the building to the first and second floor. Toilet facilities are to the rear on each floor.

ACCOMMODATION

The approximate net area is :-

Ground Floor	296 sq.m.	(3,541 sq.ft.)	Modern ready to walk in Offices.
First Floor	296 sq.m.	(3,186 sq.ft)	Let to Enable Scotland
Second Floor	324 sq.m.	(3,488 sq.ft)	Let to CVS

LEASE

A new full repairing and insuring lease is available for a period to be negotiated incorporating periodic rent reviews.

PRICE

Rental offers over Ground Floor £35,000 per annum are invited.

First Floor LET

Second Floor LET

RATES

To be assessed.

WE GIVE NOTICE THAT (i) the particulars are set as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) photographs are reproduced for general information and it must not be inferred that any item is included for lease. (iv) No person in the employment of Rite Property has the authority to make or give any representation or warranty in relation to the property.

LEGAL COSTS

In the usual manner, the ingoing tenant will be responsible for all proper legal costs incurred in connection with the transaction.

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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