TO LET - OFFICE

AIRBLES HOUSE

270 AIRBLES ROAD, MOTHERWELL, ML1 3AT

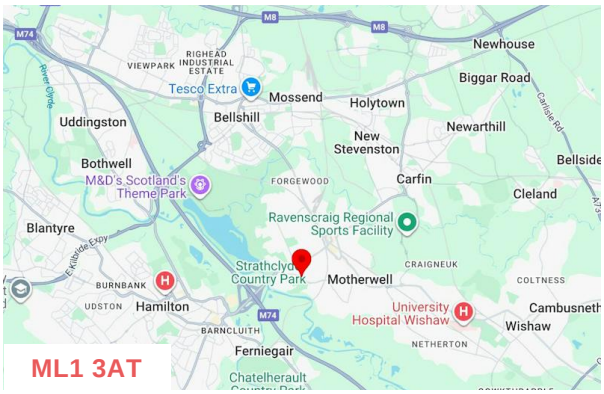


KEY HIGHLIGHTS

- 1,657 to 5,920 sq ft
- Suites can be combined to satisfy larger requirements
- Generous on-site parking
- Flexible terms availalbe
- Fully refurbished modern office suites
- Attractive common areas with bookable meeting rooms
- Highly convenient M74 motorway access

SUMMARY

Available Size	1,657 to 5,920 sq ft
Rent	£12 per sq ft
Rates Payable	£4.16 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A



ML1 3AT

DESCRIPTION

Fully refurbished office suites available for immediate occupation arranged over ground and first floor level.

Attractive entrance where passenger lift and staircase provides access to the upper floors.

The suites have been fully refurbished to a high standard benefitting from raised access floors, LED lights, comfort heating and cooling.

Communal tea-prep, showers and WC facilities are provided.

Generous on-site parking provided.

LOCATION

Airbles House commands a highly prominent position on the north side of Airbles Road approximately 1 mile south of Motherwell Town Centre and 12 miles south-east of Glasgow City Centre.

Highly convenient motorway access is provided with Junction 6 of the M74 motorway situated just 1 mile away that connects with the M73, M77, M80 and M8 beyond.

Airbles Railway Station is a 5 minute walk from the building where trains run to and from Glasgow approximately every 15 minutes with extra services at peak times.

Regular bus services operate on Airbles Road.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 2	1,657	153.94	Available
1st	5,920	549.99	Available
Total	**7,577**	**703.93**	

VIEWING & FURTHER INFORMATION

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