TO LET / FOR SALE

First Floor Office Accommodation

- NIA: 145.53 SQM (1,565 SQFT)
- Town Centre Location
- Potential For 100% Rates Relief
- Suitable For A Variety Of Uses
- Rent: OIEO £12,500 Per Annum
- Sale Price: Offers Invited

Click Here For Location!



40 ALEXANDER STREET, AIRDRIE, ML6 0BA

CONTACT: Calvin Molinari BSc (Hons) MRICS | c.molinari@shepherd.co.uk | 0141 331 2807 – 07920 824408
Fraser McDonald BSc (Hons) | fraser.mcdonald@shepherd.co.uk | 0141 331 2807 – 07551 173132

SHEPHERD COMMERCIAL

Location



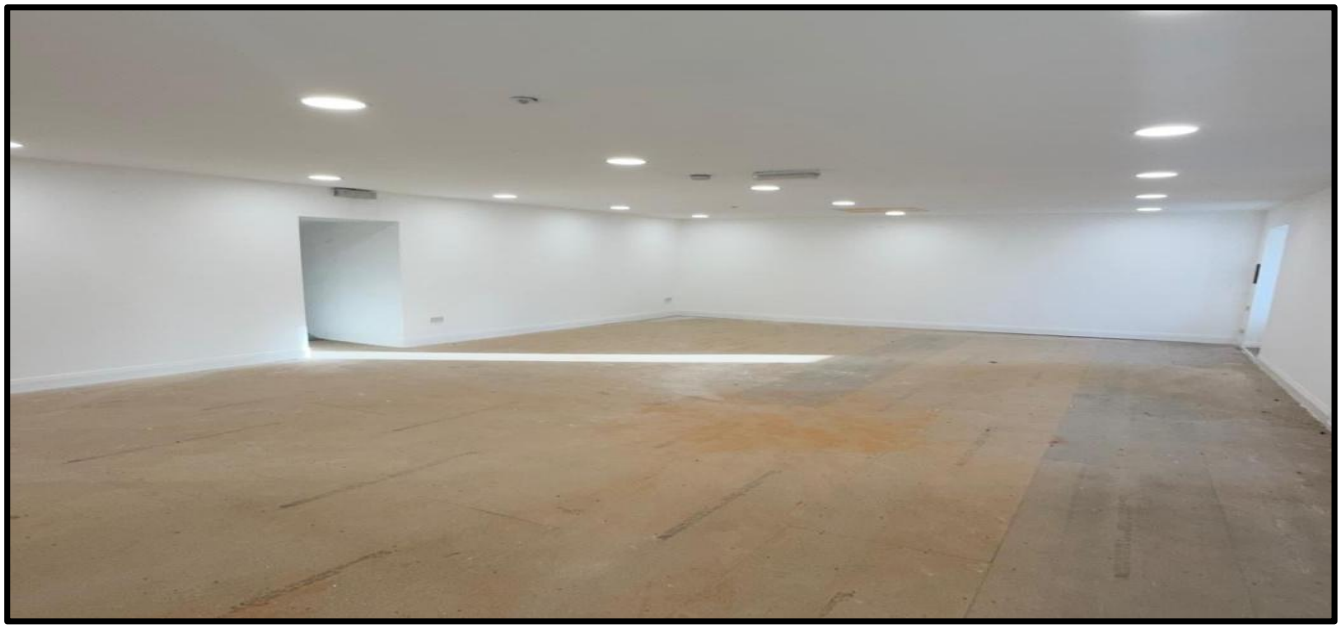
Airdrie is located approximately 11 miles east of Glasgow, held within the North Lanarkshire Council district.

Airdrie benefits from strong transport links with the M8 motorway 3.2 miles away, offering connectivity to Glasgow City Centre and Scotland's wider motorway network. Coatdyke Train Station is located approximately 0.8 miles from the subject property providing frequent services to Glasgow Queen Street and Edinburgh Waverley.

More specifically, the subjects occupy a prominent pitch on Alexander Street, which acts as one of the main thoroughfares within Airdrie. The surrounding area benefits from a blend of residential and commercial operators including Quick-Fit, Boots and The Tudor Hotel.

CLICK HERE FOR LOCATION

Description





The subjects comprise the first floor of a larger 2 storey building of stone construction. The property is accessed via footpath entrance at the western elevation. The space benefits from first floor frontage overlooking Alexander Street, which carries a high volume of passing vehicular traffic.

internally, the space is split into upper and first floor open plan office accommodation. Staff kitchen and W/C facilities are on the upper ground floor. The property is also fitted with spotlighting throughout.

The property benefits from further storage space with an attic.

	SQM	SQFT
Upper Ground Floor	54.57	587
First	68.41	736
Attic	22.55	242
TOTAL	**145.53**	**1,565**

The above floor areas have been calculated on a Net Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

RENT

Our client is seeking offers in excess of £12,500 per annum

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £3,900. As such, the subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Calvin Molinari
c.molinari@shepherd.co.uk
M: 07920 824408

Fraser McDonald
fraser.mcdonald@shepherd.co.uk
M: 07551 173132

Shepherd Chartered Surveyors
2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF
t: 0141 331 2807

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or 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 at the date of first issue but any intending purchasers or 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) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Revised: March 2026.

SHEPHERD COMMERCIAL