



## FOR SALE 2 STOREY OFFICES WITH PARKING

27 Wellwynd, Airdrie

### LOCATION:

Fronting Wellwynd, a one way street which connects High Street to Stirling Street on the fringe of Airdrie town centre. One Wellwynd Social Enterprise Centre is to one side and Parkinsons Self Help Group occupy the property to the other side. A pend access leads to enclosed parking to the rear of the property and there is unrestricted parking on Wellwynd itself. The local road network offers access throughout North Lanarkshire locally – Coatbridge, Cumbernauld etc. - and there are connections to the A/M8, M73 and M80 for Glasgow, Edinburgh and the national motorway network.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

## DESCRIPTION:

Terraced two storey purpose built offices with pend access to enclosed car park and office entrance.

Entrance hall with access off to all of the ground floor accommodation and stair to upper floor. Two large offices, one smaller room, kitchen, male, female and disabled toilets to the ground floor with extensive room split into office and storage plus three further offices to the first floor.

## AREA:

Ground floor - 734sq ft/68.2sqm net internal area

First floor - 1282sq ft/119.1sqm net internal area  
2016sq ft/187.3sqm

## RATEABLE VALUE:

£14,600

To a qualifying occupier, 100% rates relief may be available under the Scottish Government's Small Business Relief Scheme and interested parties should confirm the position to their own satisfaction.

## ENERGY RATING:

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## PRICE:

**OFFERS OVER £170,000** are invited

In the first instance all offers should be submitted to Mr Cameron of this office.

## VIEWING:

STRICTLY by appointment through ourselves as agents.

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**REF: O255 Amended Dec 2017**

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## NOTICE

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