



## UNIQUE OFFICE TO LET

One Wellwynd, Airdrie

### LOCATION:

Within One Wellwynd, the result of an imaginative and comprehensive refurbishment of Old Wellwynd Church. On Wellwynd, a one way street on the fringe of Airdrie town centre, the adjacent car park is accessed from High Street. Existing tenants include Cornerstone, Voluntary Action and Mobile Play in Action. 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:

Part of One Wellwynd, a first floor corner suite boasting full height double glazing to 2 elevations to offer open outlooks and a true feeling of space to the occupants. Internally, the suite is predominantly open plan with a private office formed in glazed partitioning and a galleried mezzanine area. The contemporary finish includes a ceiling system incorporating recessed lighting, skirting level central heating radiators and raised floor access with floor boxes and there is a concealed stainless steel sink and fridge.

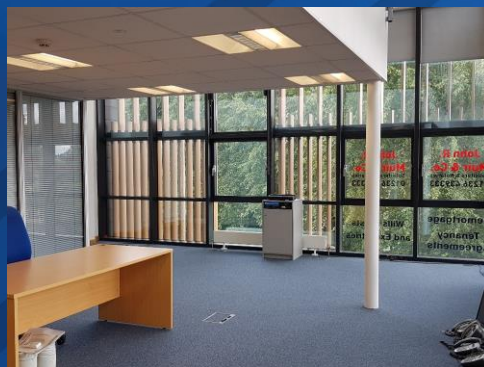
Access is obtained either by the main door where full reception services are provided or by a more discreet entrance closer to the suite itself.

A lift is installed and there are male, female and disabled toilets whilst tenants can also take advantage of One Wellwynd's conference and meeting facilities just off the main reception.

## AREA:

Main floor - 66.5 sq m/ 716 sq ft

Mezzanine - 31.1 sq m/ 335 sq ft  
97.6 sq m/1051 sq ft



**ENERGY RATING:** Awaiting EPC

**RATEABLE VALUE:** £11,600

To qualifying occupiers, the small business bonus scheme offers up to 100% rates relief and further details are available on the Scottish government website [www.scotland.gov.uk](http://www.scotland.gov.uk) under the heading Topics, Public Sector, Local Government, Local Government Finance then Non Domestic Rates.

## RENT, LEASE DETAILS ETC:

Rental offers of £15,000 per annum exclusive of VAT and local rates.

The rent is inclusive of reception facilities, service charge, buildings insurance, telephone, electricity, gas and water charges.

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

## VIEWING:

STRICTLY by appointment through Whyte & Barrie as agents.

**REF: O281 Prepared October 2018**

## NOTICE

Whyte & Barrie for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 Whyte & Barrie has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.