

Ryden

TO LET

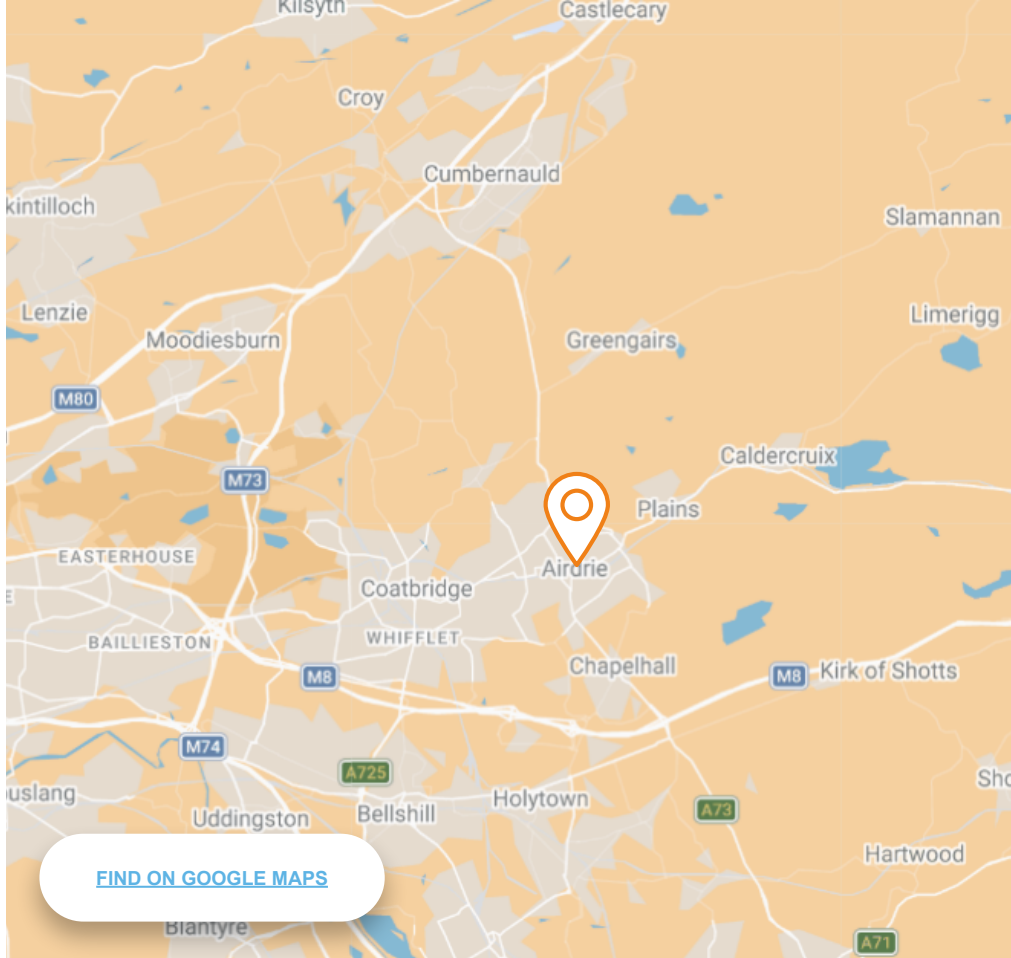
FIRST FLOOR OFFICE SPACE
247.86 SQ M (2,668 SQ FT)



1 GRAHAM STREET
AIRDRIE
ML6 6AB

CAR PARKING
OPEN PLAN OFFICE SPACE
SELF-CONTAINED OFFICE

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



EXCELLENT OFFICE SPACE IN WELL- CONNECTED LOCATION

**247.86 SQ M
(2,668 SQ FT)**



LOCATION

Airdrie in North Lanarkshire is located approximately 13 miles east of Glasgow city centre and 5 miles east of Coatbridge, and has a resident population of around 54,500. It enjoys good access to the A8/ M8 at various junctions and the A73 which links the M74 motorway at Abington to the A80 at Cumbernauld. The town has two main line railway stations at Airdrie and Drungelloch which run direct services between Glasgow and Edinburgh.

The property is located in a prominent position on the corner of Graham Street at it's junction with Bank Street within the centre of the main retailing pitch of Airdrie. Graham Street is represented by a good mix of local and national occupiers. Neighbouring retailers include Greggs, Baynes, WH Smith and Superdrug, while office occupiers include a mix of solicitors, accountants and banks.

DESCRIPTION

The property comprises the upper floor of a two storey building. The office suite is accessed via a stairwell from street level leading to a secure entry door at first floor level. Internally the premises comprise a mix of open plan as well as cellular office accommodation, with WC facilities and kitchen. The subjects benefit from perimeter trunking, suspended ceilings and gas central heating. The office has been recently refurbished including new carpet tiles.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edition), the office extends to the following approximate net internal floor areas: 247.86 sq m (2,668 sq ft).

RENT

£15,000 per annum.

LEASE TERMS

A new FRI lease for a term to be agreed.

EPC

The property has an EPC of F.

RV

The Rateable Value according to www.saa.gov.uk is £17,900.

ENTRY

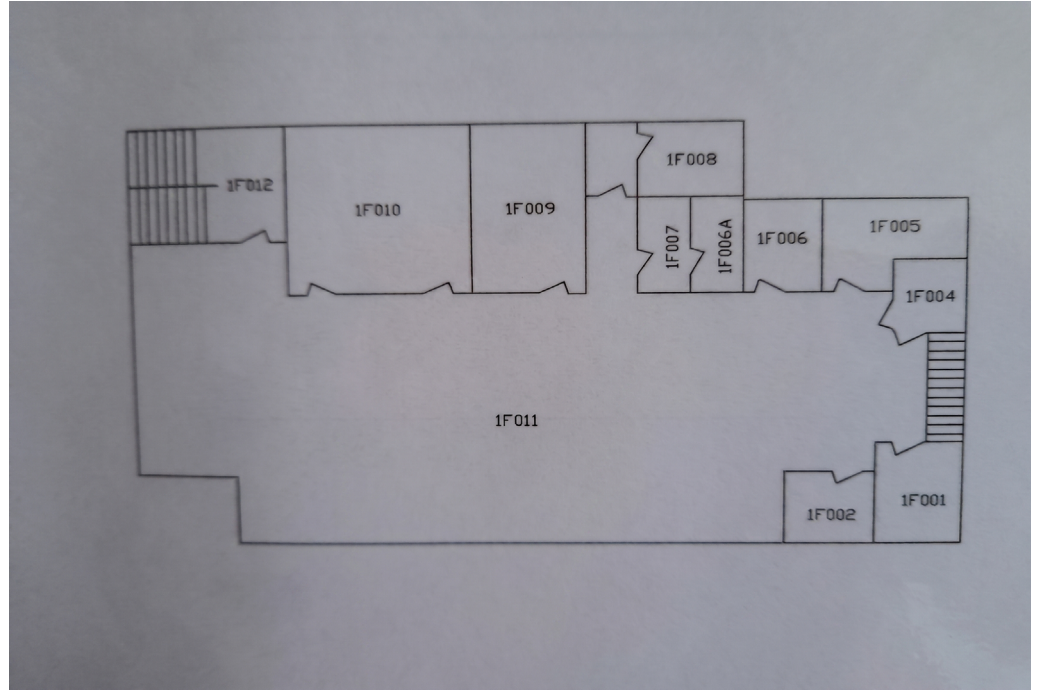
Upon agreement.

VAT

VAT is payable on the rent and all other charges at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.



TO LET
FIRST FLOOR
OFFICE SPACE
247.86 SQ M
(2,668 SQ FT)



1 GRAHAM STREET
AIRDRIE
ML6 6AB

GET IN TOUCH

Please get in touch with our letting agent for more details.

Geoff Scott

T 07872 822 314

E geoff.scott@ryden.co.uk

Ryden

7 Exchange Crescent

Edinburgh

EH3 8AN

0131 225 6612

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. August 2026

