

Ryden

**TO LET
(MAY SELL)**

**MODERN ATTRACTIVE
OFFICE ACCOMMODATION
5,651 SQ. FT. – 17,518 SQ. FT.**



**AIRBLES HOUSE
AIRBLES ROAD
MOTHERWELL
ML1 3RU**

63 CAR PARKING SPACES

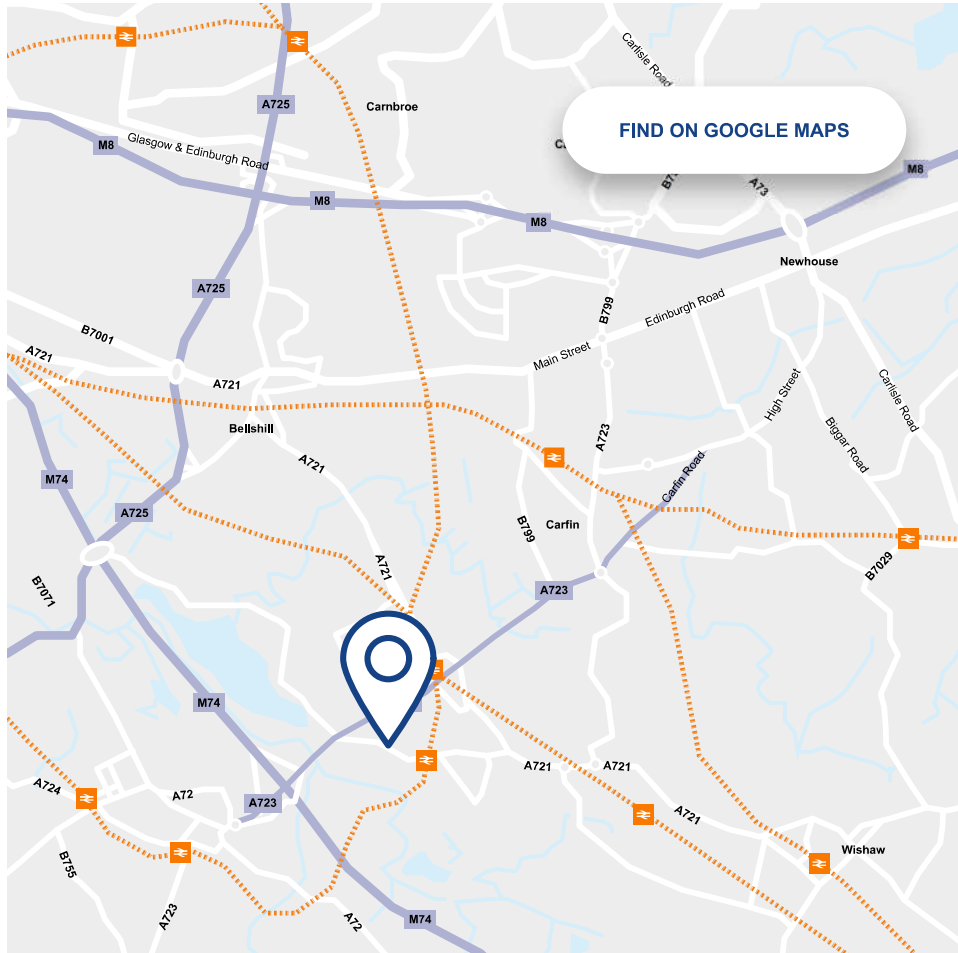
**PROMINENT
ROADSIDE POSITION**

**EXCELLENT
CONNECTIVITY**

**THREE STOREY MODERN
OFFICE BUILDING**

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





LOCATION












Airbles House is conveniently located on a prominent roadside location to the south west of Motherwell. The property is a short walk from Motherwell town centre which offers a range of restaurants, retail and leisure opportunities. Nearby amenities include ASDA, Aldi, Boots Pharmacy, Tony Macaroni and Pure Gym.

Airbles House is linked to the M74 via the A723, with connections to the M8 and M73 motorways, providing ease of access across Glasgow, central Scotland and beyond. Airbles Railway Station is a short walk from the property, where regular trains run to and from Glasgow Central Station. There are also several bus routes along Airbles Road and Hamilton Road, all within a 5-minute walk of the property.

DESCRIPTION

Airbles House is a prominent three storey modern office building. The suites benefit from excellent levels of natural daylight throughout.

The subjects also benefit from the following specification:

-  Security access controlled entrance
-  Lift access to upper floors
-  Suspended ceiling with recessed LED lighting
-  Air conditioning
-  Openable, double glazing
-  Carpet covered raised accessed flooring
-  Male, female and accessible toilet facilities
-  Shower facilities
-  63 car parking spaces available
-  All electric building
-  EPC A

ACCOMMODATION

	SQ M	SQ FT
2ND FLOOR	552	5,947
1ST FLOOR	550	5,920
GROUND FLOOR	525	5,651
TOTAL	1,627	17,518

63 dedicated car spaces

LEASE TERMS

The subjects are available on a New Lease on Full Repairing and Insuring terms to be agreed on either the full building or on a floor by floor basis.

RATEABLE VALUE

The subjects are entered into the valuation roll with the following Rateable Value: £126,000.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the tenant being responsible for Land and Buildings Transaction Tax and registration dues.

VAT

Unless otherwise stated, all prices and premiums are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

AIRBLES HOUSE IS LINKED TO THE M74 VIA THE A723, WITH CONNECTIONS TO THE M8 AND M73 MOTORWAYS, PROVIDING EASE OF ACCESS ACROSS GLASGOW, CENTRAL SCOTLAND AND BEYOND.

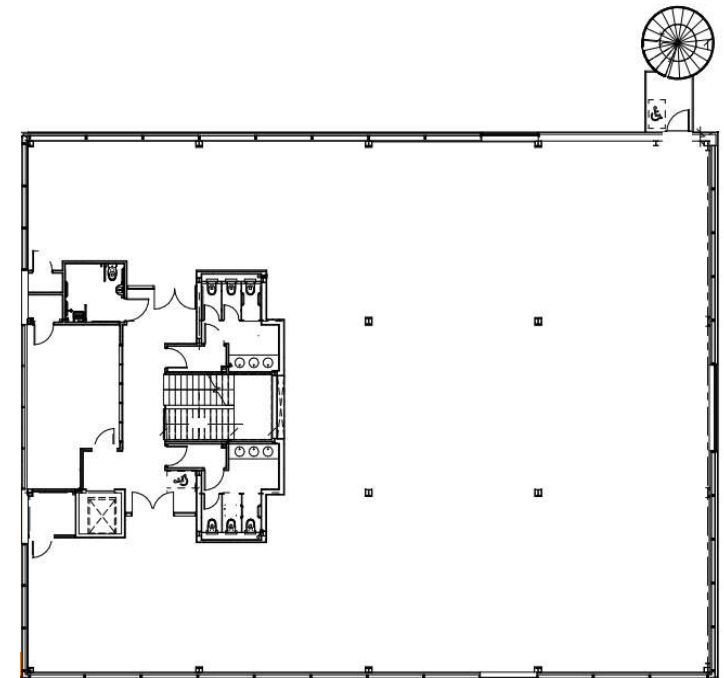




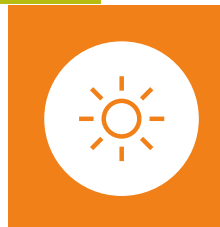
'A' RATED EPC
ALL ELECTRIC BUILDING,
NET ZERO CARBON IN
OPERATION



FLOOR PLAN



**THE SUITES BENEFIT
FROM EXCELLENT
LEVELS OF NATURAL
DAYLIGHT THROUGHOUT
AND A GENEROUS CAR
PARKING PROVISION**





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GET IN TOUCH

For further information or to arrange an accompanied inspection, please contact.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, 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 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **December 2023**

