



A stylish and highly affordable property, deceptively spacious from the front and boasts a prominent corner position, set all on the ground-floor



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McEwan Fraser Legal are delighted to offer to the business market this stylish and highly affordable office. This office is deceptively spacious from the front and boasts a prominent corner position. Set all on the ground floor, there is a kitchen area, WC and four spacious rooms that can be transformed into a number of things and are sure to appeal to a wide range of commercial buyers.

ROOMS 1 & 2



The smart office comprises a single unit that is modern, bright and very conducive to good business practice. It would be an ideal acquisition for an owner of a range of today's micro/small business purposes, especially where clients have to occasionally be met face-to-face.

ROOM 3



ROOM 4



KITCHEN & WC

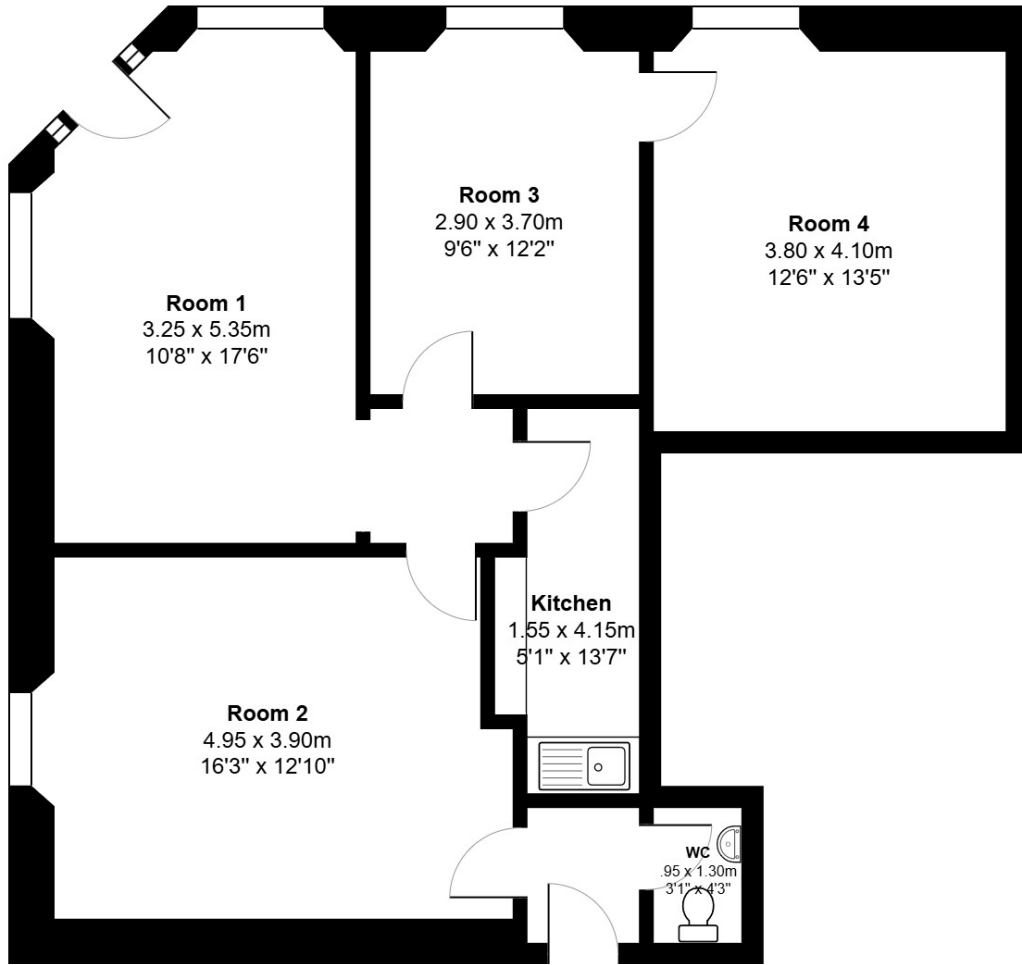


The property is kept warm, comfortable and secure via the double glazing, central heating and one door in and out. There is on-street parking to the front and side of the building and a communal garden ground to the rear.

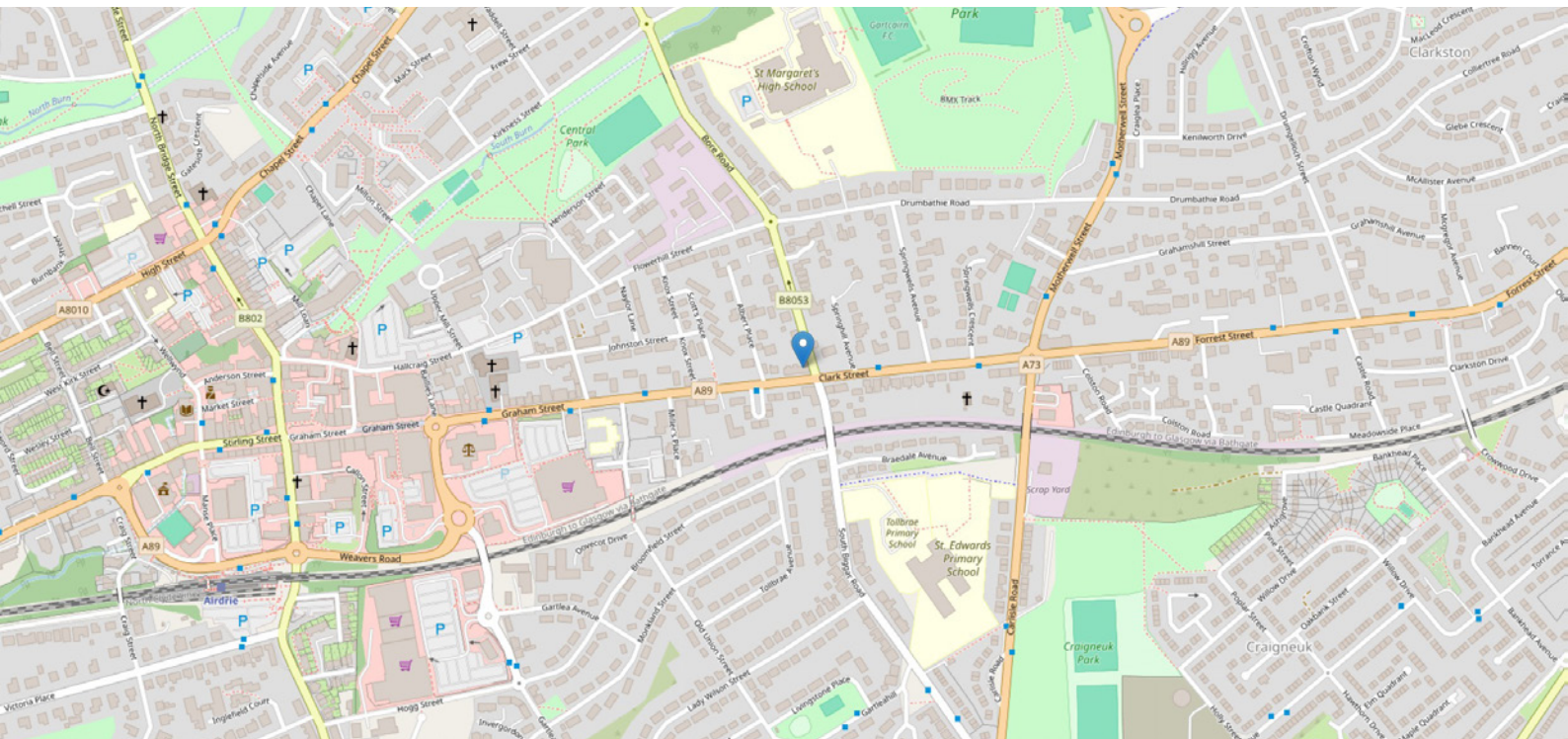
EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)



THE LOCATION

Welcome to Airdrie, a bustling town in North Lanarkshire, Scotland, where opportunity and community converge in a vibrant urban landscape. Situated just a stone's throw away from Glasgow and Edinburgh, Airdrie boasts a strategic location that offers easy access to major transportation routes and bustling city centres. This prime position makes it an ideal hub for businesses seeking to tap into Scotland's thriving economy.





Airdrie's commercial landscape is as diverse as its residents, with a dynamic mix of retail outlets, restaurants, cafes, and professional services catering to the needs of both locals and visitors alike. Whether you're looking to set up shop in a bustling high street or establish a presence in a modern business park, Airdrie offers a range of commercial properties to suit every need and budget.

The town's vibrant atmosphere is further enhanced by its strong sense of community, with local events, festivals, and markets drawing crowds from near and far. This close-knit community spirit creates a welcoming environment for businesses, fostering loyalty and support from patrons and neighbours alike.

With ample parking, excellent transportation links, and a steady flow of foot traffic, Airdrie provides the perfect setting for businesses to thrive and grow. Whether you're a budding entrepreneur looking to start a new venture or an established company seeking to expand your reach, Airdrie offers endless possibilities for success.




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