

# 2A Sword Street

AIRDRIE, NORTH LANARKSHIRE, ML6 0BU



*Recently refurbished commercial unit located within walking distance of Airdrie town centre and train station*



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McEwan Fraser Legal is delighted to present to the market this recently refurbished commercial unit located within walking distance of Airdrie town centre and train station. The property is currently used as offices and storage however given the flexibility of the accommodation on offer and with the correct consents would be suitable for many purposes i.e. studio, salon, clinic, storage, residential development etc. The property is in walk-in condition as it has recently undergone a full programme of work both internally and externally.

# OFFICE 1



The property is accessed through a newly fitted double-glazed door into a reception/storage area which leads into a large, central office space giving access to a recently installed kitchen and bathroom, storage cupboards and the staircase leading to the first floor.

# KITCHEN & STORE



# BATHROOM





On the first floor is a large landing flooded with natural light via the large skylight windows and a further two offices. Externally the property has a rear garden which is fully secured with recently erected decorative fencing. The property is in walk-in condition, offering a flexible, modern space to any small business.

## OFFICE 2



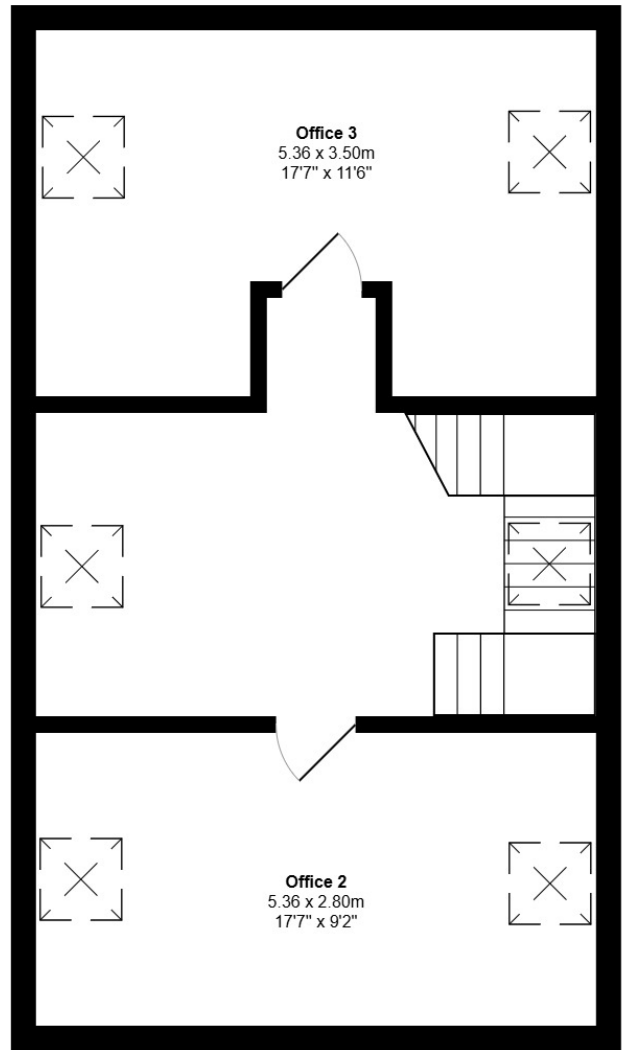
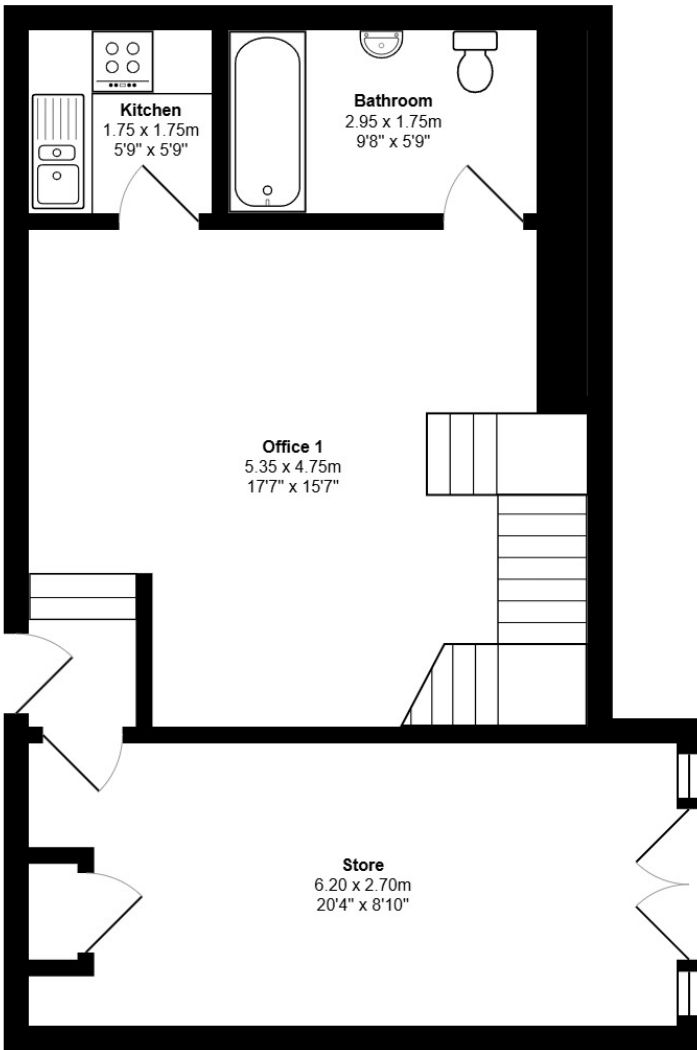
# OFFICE 3



# EXTERNAL



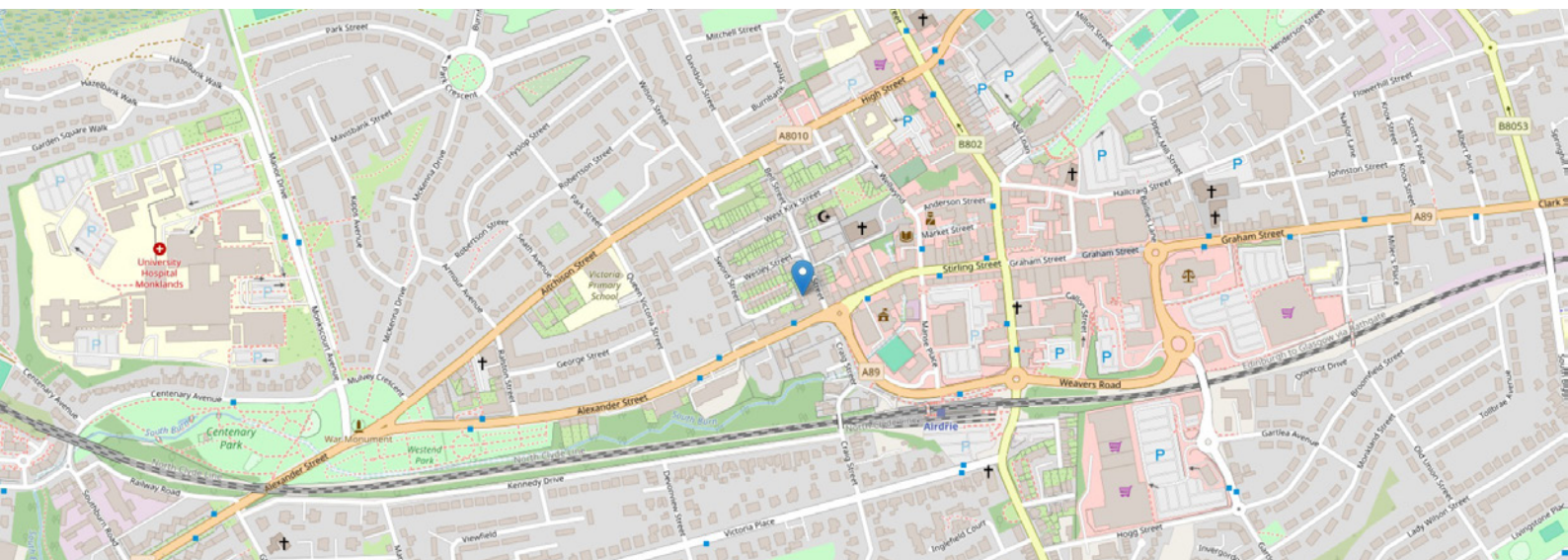
# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Tenure: Freehold.

Service: Mains water, electricity, gas and drainage.





# THE LOCATION

Sword Street, Airdrie is in a prime position close to Airdrie town centre and only a few minutes walk from the train station for easy commuting to Glasgow and Edinburgh. There is a great choice of restaurants, bistros, pubs within Airdrie itself as well as regular bus services and road links.



**McEwan Fraser Legal**

Solicitors & Estate Agents

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