



**AVAILABLE TO LET**

## 2 Wellgate Lanark ML11 9DT

2 Wellgate, Lanark ML11 9DT



Office for rent, 2,606 sq ft, £22,500 per annum

*For more information visit <https://realla.co/m/35343-2-wellgate-lanark-ml11-9dt-2-wellgate>*

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### Prominent corner office to let

The subjects were formerly occupied by the Clydesdale Bank. The suite benefits from a prominent corner position over the ground floor of a 3 storey office block. The office specification can be summarised as follows:

- Open plan accommodation
- Communal male + female facilities
- In-situ Perimeter trunking

### Highlights

- Prominent corner ground floor accommodation
- New FRI Lease available
- Surrounding occupiers include: Remax, Ladbrokes, Costa and Poundland

### Property details

Rent	£22,500 per annum
Rateable value	£13,300
Building type	Office
Planning class	Class 2
Available from	01/10/2018
Size	2,606 sq ft
VAT charges	Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.
Lease details	The premises are offered on Full Repairing and Insuring terms.
EPC certificate	Available on request

Unit	Size sq ft	Rent psf	Total pa	Planning usage	Status
Office	2,606	£8.63	£22,500.00	Class 2	Available

### More information

[Visit microsite](#)

<https://realla.co/m/35343-2-wellgate-lanark-ml11-9dt-2-wellgate>

### Contact us

Graham + Sibbald

[www.g-s.co.uk](http://www.g-s.co.uk)

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Quote reference: GLA-2016\11\0041

Strictly by appointment through Graham + Sibbald

