Industrial Unit To Let/For Sale

/ Refurbished externally and internally
/ Standalone facility with dedicated car parking and secure yard area
/ 5.5m - 8m eaves height
/ Excellent connectivity to M80 and Scotland’s truck roads
Westfield Industrial Estate is located to the south of Cumbernauld Town Centre and benefits from being immediately adjacent to the M73 and M80 which allows fast access to the national motorway network with easy access to Glasgow, Stirling and further afield.

Surrounding occupiers include AG Barr Plc, Marks & Spencer, Mizuno, Optical Express and UPS.

**Description**
The subject property is a refurbished standalone unit providing secure yard area to the rear and car parking to the front. Internally the unit provides a large bay warehouse facility with two storey offices and welfare facilities to the front elevation. Access to the unit is via 3 roller shutter doors from the secure yard area.

**Floor Areas (GIA)**
- Warehouse: 6,653.16 sq m (71,615 sq ft)
- Ground Floor Offices: 426.97 sq m (4,596 sq ft)
- First Floor Offices: 426.97 sq m (4,596 sq ft)

Total: 7,507.10 sq m (80,806 sq ft)

**Lease Terms**
The unit is available on a full repairing and insuring basis on terms to be agreed. Full terms are available from the joint letting agents.

**Sale Terms**
Available on request.

**Rateable Value**
N.A.V/R.V £293,000.

**EPC**
Rating B.

**Further Information**
Further information is available on application to the joint letting agents:

Ross Sinclair
rsinclair@savills.com
0141 222 4145

Andrew McCracken
andrew.d.mccracken@eu.jll.com
0141 567 6635

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