

**Carbrain Industrial Estate,
Glencryan Road, Cumbernauld, G67 2UH**



- Refurbished light industrial units/
workshops available from 1,979 sq ft
-5,959 sq ft
- Minimum eaves height of 3.97m
- Excellent transport links
- Flexible terms- 3 months upwards
- Quick entry on all inclusive licence
- Full external refurbishment due
2014

Location

Carbrain Industrial Estate is located to the east of Cumbernauld less than 2 miles from the town centre and close proximity to Cumbernauld train station.

Cumbernauld occupies a key location at the hub of central Scotland's motorway and major road network, providing access to Glasgow, Stirling and Edinburgh. Access to the M80 is achievable in 8 minutes via the A73.

Description

Cumbernauld Industrial Estate comprises 6 single storey industrial parades in mixed ownership, located off Glencryan Road. The units are of steel frame construction with profile sheet metal cladding under a pitched profile roof incorporating translucent panels.

Each unit benefits from overhead sectional roller shutter doors encompassing pedestrian access. Car parking is provided to the front of the units within a common hard standing.

Accommodation

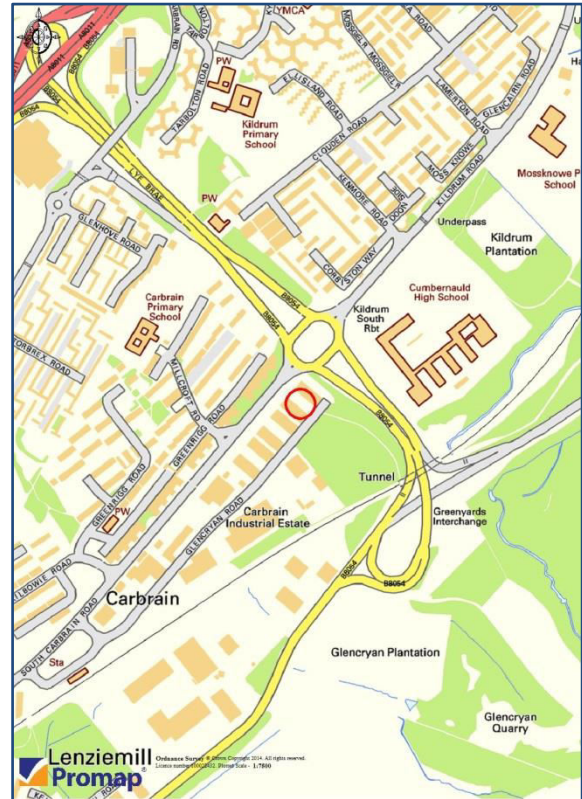
Internally the available units have recently been refurbished to a good condition including painted floors and new WC facilities. Typical specification includes:

- 3 phase electricity supply
- Fluorescent strip lighting
- Toilet block
- Minimum eaves height of 3.87m rising to 5.61m
- Vehicle access doors



Current Availability

Please refer to the attached Availability Schedule.



Terms

Units are available on flexible terms from licence agreements to traditional longer term leases.

Quoting rents

Quoting rents are available upon application.

EPC Rating

The units have been assessed for an EPC, which is available upon request.

Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Stamp Duty or Recording Dues. All prices quoted are exclusive of VAT.

Viewing/ Further Information

Viewing and further information can be arranged through the joint letting agents:

Andrew McCracken
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Andrew Brass
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Andrew Armstrong
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