

**2-6 Kelvin Road,  
Lenziemill Industrial Estate,  
Cumbernauld, G67 2BA**



- Detached industrial premises extending to (1,166.94 m<sup>2</sup>) 12,561 ft<sup>2</sup>
- Established industrial location
- Excellent transport links
- Dedicated secure yard space
- Flexible lease terms
- Capable of sub-division

**Location**

Lenziemill Industrial Estate is located to the south of Cumbernauld less than 1 mile from the town centre.

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

The premises comprise a detached industrial unit of steel portal frame construction with block work infill under a pitched roof incorporating translucent roof panels. Access is provided via a number of pedestrian entrances to the front and 3 roller shutter doors, with two accessed through a secure yard area. Internally there two toilet blocks offering male and female facilities. The premises has been constructed in a way which would accommodate subdivision.

Externally there is a secure yard area and open plan parking which could be used to further expand the yard.

## Specification

- 3 phase power supply
- Concrete screed floor
- Minimum eaves of approximately 3.55m rising to 4.75m at the apex
- 3x vehicle access doors approximately 3.1m high and 3.8m wide



## Accommodation

The premises has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) to be approximately as follows:

Warehouse	1,166.94 m <sup>2</sup>	(12,561 ft <sup>2</sup> )
Yard/ Parking	849.29 m <sup>2</sup>	(0.21 acre)



## Terms

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed. Alternatively, our client would consider selling their freehold interest.

## Rent/ Price

Upon application.

## Business Rates

NAV/ RV £37,250

## EPC Rating

EPC certificate is available upon request.

## Legal Costs/ LBTT and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Land and Building Transaction Tax 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:



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