



For Lease

6 Grayhill Road, Westfield Industrial Estate, Cumbernauld, G68 9HQ

- Established industrial location
- Excellent road connectivity- M73/M80/M8/M74
- Eaves height of 6.9m
- 2 Storey high quality offices
- Generous secure yard capable of further expansion



Location

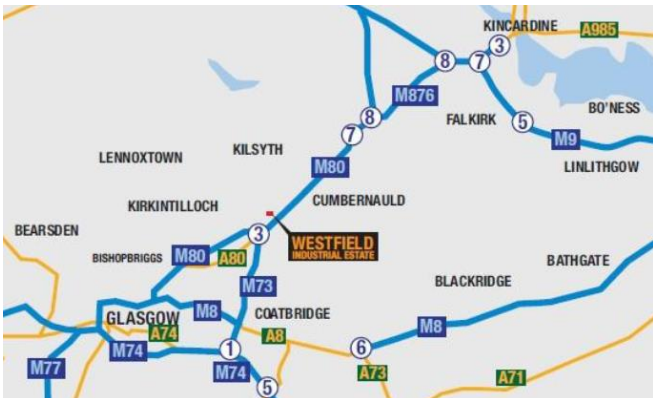
Cumbernauld is designated as a new town and the largest town in North Lanarkshire, located 13 miles to the north east of Glasgow City Centre. It is the fifth largest town in Scotland.

Westfield Industrial Estate is situated to the south of Cumbernauld town centre and benefits from being immediately adjacent to the M733 (J3) where it meets with the M80 motorway. The M8, M9 and M74 motorways are easily reached from the building, providing fast and easy access to the rest of the country.

Description

The property comprises a modern high quality warehouse/production unit, built in the late 1980s, extending to approximately 55,162 sq.ft.

The unit is detached, secure and also benefits from 2 storey ancillary offices, staff welfare facilities, dedicated parking and a substantial yard capable of further expansion. The unit is of steel frame construction with integral blockwork elevations and metal roof. Loading is via 2 ground level doors leading out to the yard. Heating and Lighting is provided throughout.



DISCLAIMER

These particulars do not form part of any contract, the letting agents, nor any of their Partners, Directors, Employees or Agents are authorised to give or make any warranty or representation on behalf of any party. Whilst the information in particular is now given in good faith, intended purchasers or tenants must satisfy themselves independently as to the accuracy of all matters in which they intend to rely. All negotiations are subjects to contract.

Tenure

The property is available to lease on Full Repairing and Insuring terms for a duration to be agreed by the parties. Further details available upon request.

Rent

On Application

Rateable Value

£154,000

Legal Costs

Each party will be responsible for their own legal costs, with any ingoing tenants responsible for any land and buildings transaction tax or registration fees.

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.

EPC

Available upon request

For lease by Expressions of interest



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