

RECENTLY REFURBISHED



TO LET Industrial / Warehouse Unit
7,094 sq.ft (659 sq.m)

Unit 5, Cumbernauld Business Park, Cumbernauld, North Lanarkshire, G67 3JZ

- Located south-east of the M80
- Mid terrace unit
- Roller shutter door
- Seperate pedestrian entrance
- Private yard area entrance

LCP.
part of MCore

01384
400123

searchlcp.co.uk



Unit 5, Cumbernauld Business Park, Cumbernauld, North Lanarkshire, G67 3JZ

Areas (Approx. Gross Internal)

Warehouse	7,094 sq.ft	(659 sq.m)
Total	7,094 sq.ft	(659 sq.m)

Location - G67 3JZ

Located at Junction 6 of the M80 motorway 15 Miles north east of Glasgow City Centre. 15 Miles south of Stirling and within the Wardpark industrial area.

Description:

Modern Mid terrace industrial building with private yard/ parking area to the front. Office section and WCs.

Rent

Guide rent of £47,884 subject to lease terms and covenant.

Service Charge

There is a service charge arrangement in place of £3,122 pa.

Business Rates

Rateable Value £16,500

All parties to make their own enquiries with North Lanarkshire Council.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

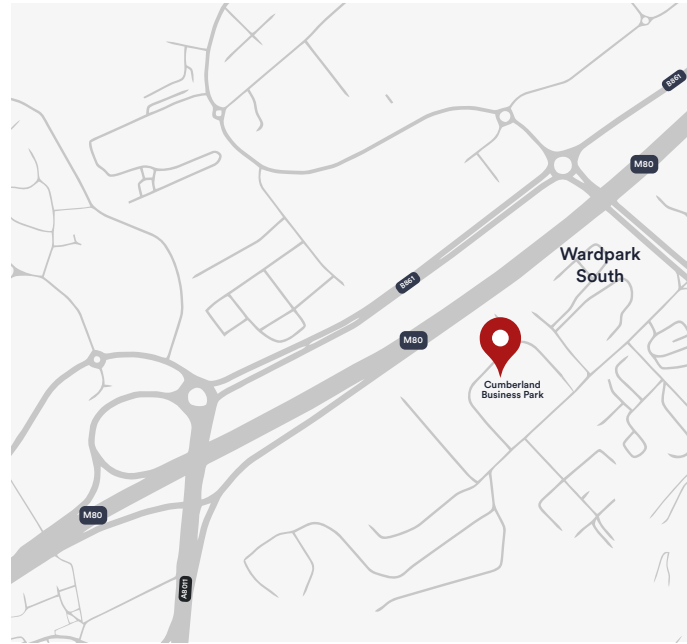
EPC- D82

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

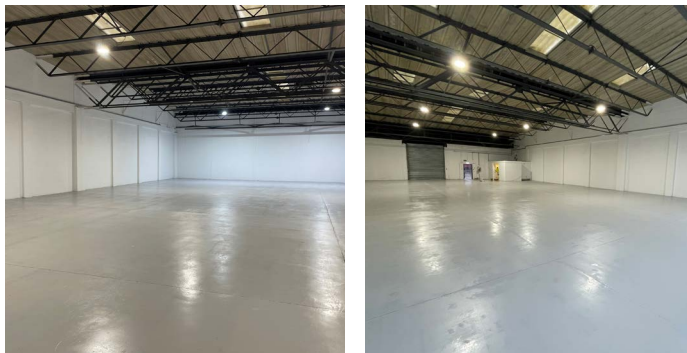
Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Anti Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.



Viewing

Strictly via prior appointment with the appointed agent

Ryden

0141 204 3838

www.ryden.co.uk

Gregor Harvie 07765 255988
gregor.harvie@ryden.co.uk

Colliers

0141 226 1000

colliers.com/uk/industrial

Colin McManus 07795 613227
Colin.McManus@colliers.com

LCP.

part of IMCore

01384
400123

searchlcp.co.uk



Alex Williams 07741 951843
AWilliams@lcpproperties.co.uk