

# DM HALL

## To Let

Industrial

10 Lenziemill Road,  
Cumbernauld,  
G67 2RL



228.86 sq m  
(2,463 sq ft)



# Property Details

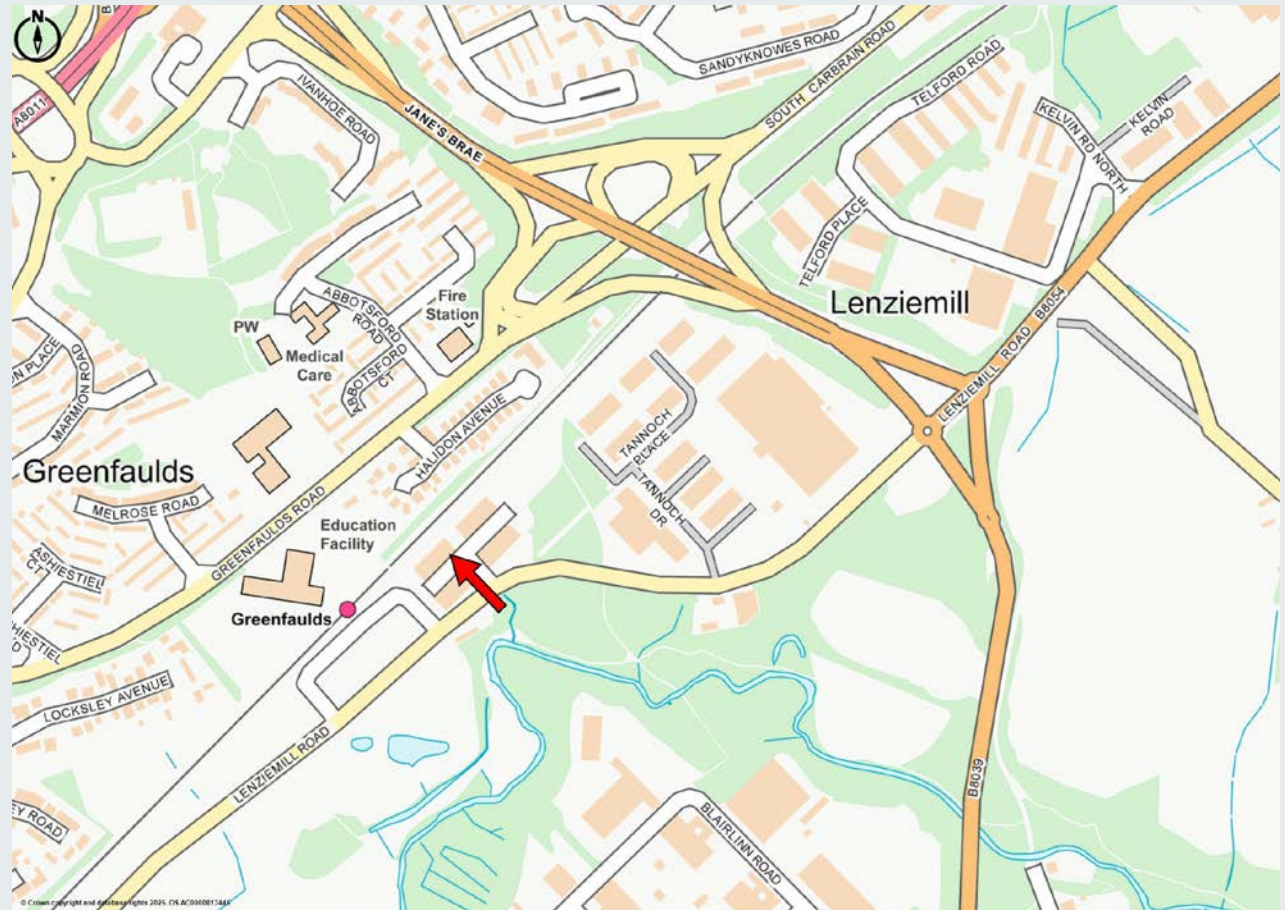
- Well-presented industrial premises.
- Located within Lenziemill Industrial Estate.
- Close to M80 Motorway.
- Dedicated car parking and loading area provided.
- 100% rates relief, subject to occupier status.
- Offers over £17,000 per annum invited.

## LOCATION

The subjects are situated on the southern side of Lenziemill Road within the well-established Lenziemill Industrial Estate, Cumbernauld. Glasgow city centre is located approximately 13 miles to the southwest.

The property benefits from excellent transport connectivity, with Greenfaulds Train Station—offering regular services to Glasgow Queen Street Station—within a short walking distance. Junction 5 of the M80 motorway is accessible within a 5-minute drive via the A8011 and A73, providing convenient links to Glasgow, Stirling, and the M73.

Notable nearby occupiers include McNicol Insulation, Porcelain Plus, Limitless Fitness 24/7, and Caledonia Windows and Doors.





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## DESCRIPTION

The subjects comprise a single storey end-terraced industrial premises within a terraced block of 5 units.

Internally, the subjects are arranged to provide an open plan warehouse with offices, kitchen and toilet facilities on the ground floor. There is mezzanine area providing additional storage.

Access is afforded via a single entrance door to the front of the premises and electric roller shutter of 3.35m high. An additional fire exit is located to the rear.

The subjects have an eaves height of 4.4 meters and apex height of 5.32 meters.

There are 2 allocated car parking spaces to the side of the premises.

## ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal Area basis and is as follows:

Floor	sq m	sq ft
Ground	180.87	1,945
Mezzanine	47.99	517
<b>Total</b>	<b>228.86</b>	<b>2,463</b>

## NON-DOMESTIC RATES

According to the Scottish Assessors Association, the subjects have a rateable value of £8,300.

The subjects qualify for 100% rates relief under the Small Business Bonus Scheme, subject to occupier status.

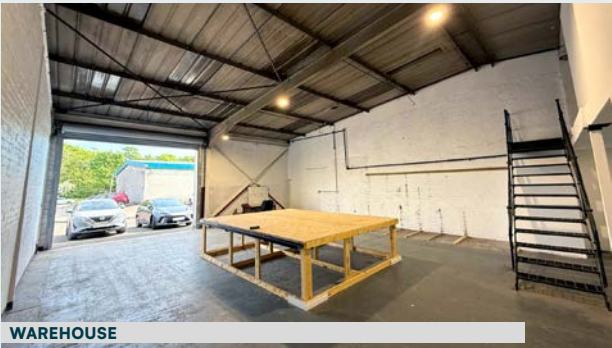
## LEASE TERMS

Offers over £17,000 per annum invited.

Available for lease on Full Repairing and Insuring Terms.



WAREHOUSE



WAREHOUSE



BOARDROOM



KITCHEN



OFFICE

# Property Details

## ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

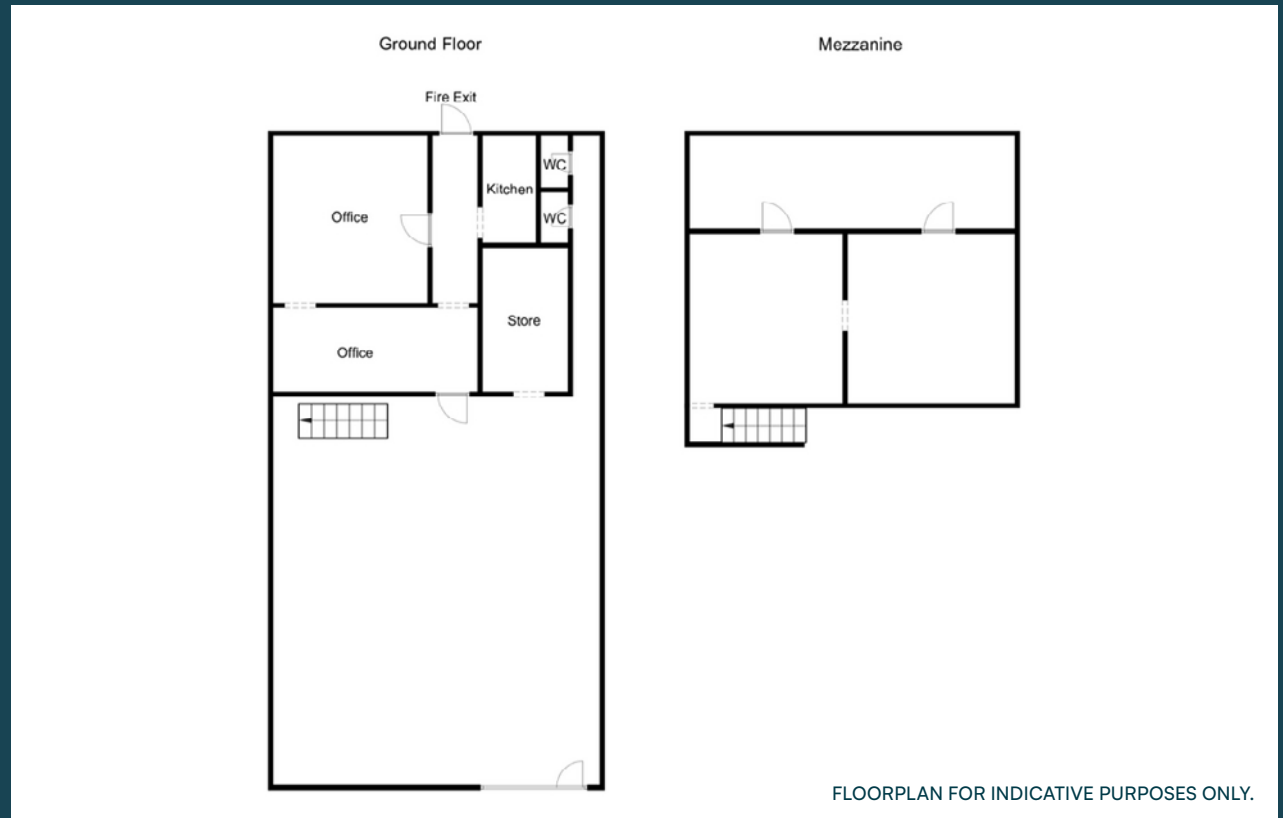
All prices quoted are exclusive of VAT which maybe chargeable.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

## ANTI MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



FLOORPLAN FOR INDICATIVE PURPOSES ONLY.

## Make an enquiry

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leah.sellers@dmhall.co.uk

Claire Hutton  
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