

DM HALL

For Sale

**Self Contained
Industrial
Workshop
With Offices**

**125 Deerdykes
View, Westfield
Industrial Estate,
Cumbernauld,
G68 9HN**



**197.38 sq m
(2,124 sq ft)**

Property Details

- Prominent industrial unit within a well-established industrial estate
- Generous shared yard facilities
- Excellent motorway access to the M80 and M73
- Gross Internal Area: 197.38 sq.m. (2,124 sq.ft.) approx.
- Offers Over £145,000 are invited for our client's heritable interest

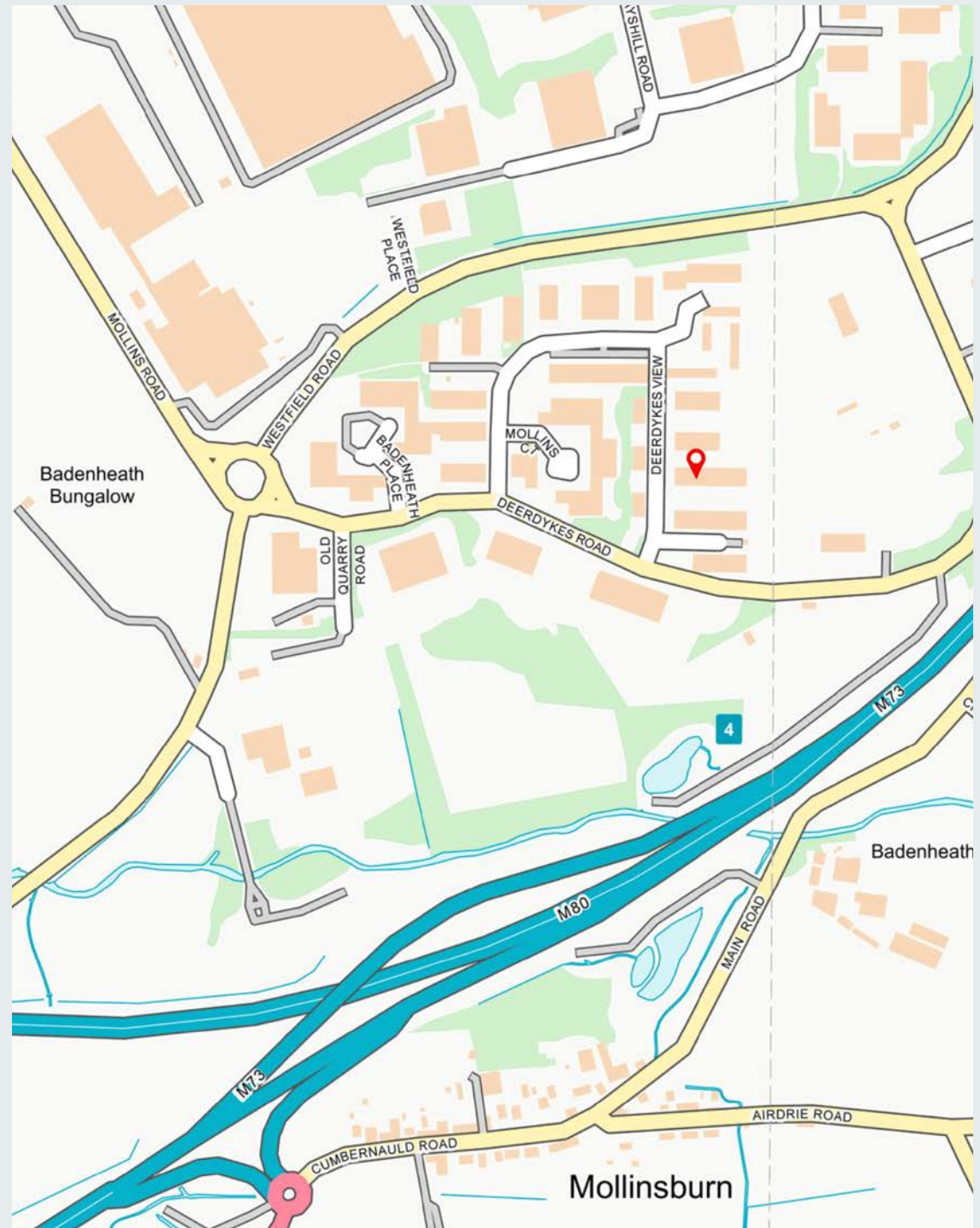
LOCATION

The subjects are located within the well-established Westfield Industrial Estate, approximately 3 miles south-west of Cumbernauld Town Centre and 11 miles north-east of Glasgow City Centre.

The estate enjoys excellent motorway connectivity, with convenient access to both the M73 and M80 motorways, offering direct routes to Glasgow, Edinburgh, and the wider Central Belt.

Surrounding occupiers include a mix of national and local businesses such as Optical Express Fisher Group, Cita Solutions, and Smart Group Scotland.

The approximate location of the subjects is shown on the appended street plan.



Property Details

DESCRIPTION

The subjects comprise a mid-terraced, single-storey industrial unit of steel portal frame construction, surmounted by a pitched roof.

The property benefits from access at both the front and rear elevations, with main vehicular access provided via a roller shutter door to the rear, offering a clearance height of 3.41 metres.

Internally, the accommodation is arranged with office and staff facilities to the front, leading into the main industrial area at the rear. The rear space has been subdivided to provide a workshop and additional office accommodation, with mezzanine storage located above.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis, and we calculate the property extends to approximately 197.38 sq.m. (2,124 sq.ft.).

ENERGY PERFORMANCE

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

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £10,100.

It should be noted under the terms of the Small Business Bonus Scheme, the property maybe eligible for 100% rates relief.

SALE TERMS

Offers over £145,000 are invited for the purchase of our client's heritable interest in the premises.

LEGAL COSTS

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



Property Details

VAT

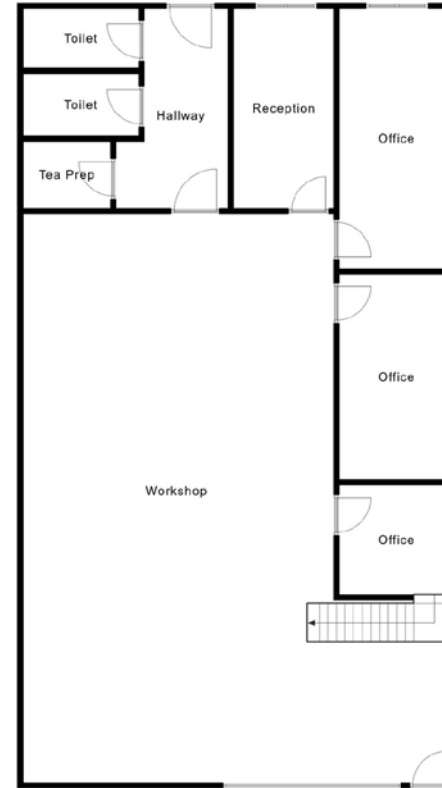
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



FLOORPLAN FOR
INDICATIVE PURPOSES ONLY.

Make an enquiry

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DM HALL



Regulated by
RICS

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.