



TO LET

SELF CONTAINED INDUSTRIAL WORKSHOP WITH OFFICES

125 DEERDYKES VIEW

Westfield Industrial Estate, Cumbernauld, G68 9HN

Prominent industrial unit in well-established industrial estate.

Excellent motorway access to M80 and M73

Gross Internal Area – 197.38 sq.m. (2,124 sq.ft.) approx.

Rental offers in the region of £13,500 per annum

LOCATION

The subjects are situated 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 benefits from excellent motorway access to the M73 and M80, providing access to both Glasgow and Edinburgh.

Surrounding occupiers include a mix of national and local occupiers, Optical Express, Fisher Group, Cita Solutions and Abgo.

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 to both the front and rear elevation, with main vehicular access afforded by way of a roller shutter door to the rear elevation, with a height of 3.41 m.

Internally, the premises have been laid out to provide office and staff accommodation to the front elevation leading to the industrial space to the rear elevation which has been split to provide workshop and office space with mezzanine storage located above.

FLOOR AREA

From measurements taken on site we calculate the property to extend to a Gross Internal floor area of 197.38 sq.m. (2,124 sq.ft.).

RATES

Reference to the assessors website has shown that the subjects are entered in the current Valuation Roll with a Rateable Value of £8,100.

Subject to occupier status the property qualifies for 100% rates relief through the small business bonus scheme.

Please note that a new occupier has the right to appeal the current assessment.

RENT

Rental offers of £13,500 per annum are invited on the basis of a new full repairing and insuring lease of a negotiable term.

EPC

A copy of the Energy Performance Certificate is available upon request.

ENTRY

Entry is available upon completion of legal formalities.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with any incoming tenant liable for any LBTT, registration costs and other dues.



VIEWING & FURTHER INFORMATION

Further information and viewing available by contacting the sole marketing agents:-

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