

**TO BE 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

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

### Areas (Approx. Gross Internal)

Warehouse	7,094 sq.ft	(659 sq.m)
<b>Total</b>	<b>7,094 sq.ft</b>	<b>(659 sq.m)</b>

### 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 £50,000 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

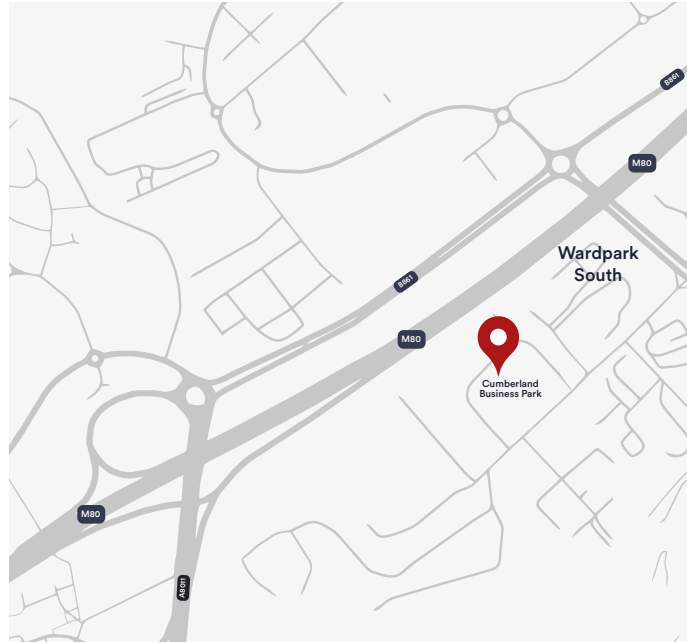
EPC- D82

### Planning

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

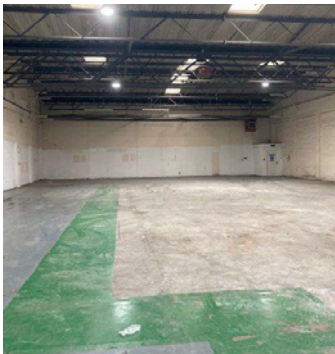
### Legal and Surveyor Costs

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

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