

UNDER OFFER



TO LET Industrial / Warehouse Unit
6,548 sq.ft (608.32 sq.m)

Unit 6, 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

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Unit 6, Cumbernauld Business Park, Cumbernauld, North Lanarkshire, G67 3JZ

Areas (Approx. Gross Internal)

Warehouse	6,548 sq.ft	(608.32 sq.m)
Total	6,548 sq.ft	(608.32 sq.m)

Location - G67 3JZ

The property is located south-east of the M80, within the Cumbernauld Business Park which sits within Wardpark South Industrial Estate, and is accessed via the Old Inns interchange (Junction 6).

Description:

The subjects comprise a mid-terrace industrial unit of a steel frame construction with elevations formed in full height brickwork to the inner leaf and externally, profiled metal cladding which has also been used to over deck the roof.

Rent

Guide rent of £44,200 subject to lease terms and covenant.

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

EPG- 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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