

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



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

Areas (Approx. Gross Internal)

Warehouse	7,094 sq.ft	(659 sq.m)
Total	7,094 sq.ft	(659 sq.m)

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 £47,884 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



0141 204 3838

www.ryden.co.uk

Gregor Harvie 07765 255988 gregor.harvie@ryden.co.uk



Colin McManus 07795 613227 Colin.McManus@colliers.com



Alex Williams 07741 951843 AWilliams@lcpproperties.co.uk

SENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated co employees ("we") give notice that. Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. (We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information and there will newtably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no any representation or warranty what spever in relation to the property. SUBJECT TO CONTRACT We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Legals in England and Wales strongly recommend. you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website. https://www.rics.org/uk/upholdin sector-standards/real-estate/code-for-leasing-business-premises-ist-edition/, LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpgroperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

16-01-25 JAN25