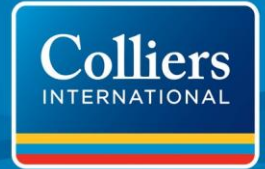


TO LET/MAY SELL

NEWLY REFURBISHED

MODERN INDUSTRIAL WAREHOUSE/PRODUCTION UNIT

PRELIMINARY



6 Grayshill Road, Westfield Industrial Estate, Cumbernauld G68 9HQ

- Newly refurbished
- Established industrial location
- Excellent road connectivity – M73/M80/M8/M9/M74
- 7m eaves height. 8m at roof apex.
- 2 Storey offices
- Generous Secure Yard capable of further expansion
- Substantial car parking – approx. 65 spaces

55,900 sq ft (5,193 sq m)

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Iain Davidson
Logistics & Industrial
+44 141 226 1056
Iain.Davidson@colliers.com

Or our Joint Agent

Andrew McCracken
JLL
+44 141 567 6635
andrew.d.mccracken@eu.jll.com

Property Ref: [23914](#)

Colliers International
2 West Regent Street
Glasgow
G2 1RW
+44 141 226 1000

www.colliers.com/uk/industrial

6 Grayshill Road, Westfield Industrial Estate, Cumbernauld G68 9HQ

LOCATION

Cumbernauld is designated as a new town and the largest town in North Lanarkshire, located 13 miles to the north east of Glasgow city centre. It is the fifth largest town in Scotland.

Westfield Industrial Estate is situated to the south of Cumbernauld town centre and benefits from being immediately adjacent to M73 (J3) where it meets with the M80 motorway. The M8, M9 and M74 motorways are all easily reached from the building providing fast and easy access to the rest of the country.

DESCRIPTION

The property comprises a newly refurbished, modern high quality warehouse/production unit.

The unit is detached and also benefits from 2 storey ancillary offices, staff welfare facilities, dedicated parking and substantial yard capable of further expansion. The unit is of steel frame construction with integral blockwork elevations and full height metal cladding to the external elevations and metal roof. Loading is via 2 ground level doors leading out to the yard. Heating and lighting is provided throughout. The warehouse has an eaves height of 7.0m, rising to 8.0m at the roof apex.

ACCOMMODATION

We calculate the property extends to the following approximate Gross Internal Floor areas:

	<i>sq ft</i>	<i>sq m</i>
Warehouse	44,223	4,108.39
Ground Floor Offices	5,622	522.23
First Floor Offices	5,622	522.23
Mezzanine	433	40.23
TOTAL GIA (approx.)	55,900	5,193.08

TERMS

The property is available to lease on Full Repairing & Insuring terms for a duration to be agreed by the parties. Alternatively, our client may consider a sale. Further details on request.

RENT/PRICE

On application.

RATEABLE VALUE

£154,000. We therefore estimate Rates payable for 2019/20 to be approximately £79,464 pa.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs, with any ingoing tenants responsible for any land and buildings transaction tax or registration fees

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.

EPC

The property has an EPC Rating of 'E'. Further information available upon request.



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Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

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