

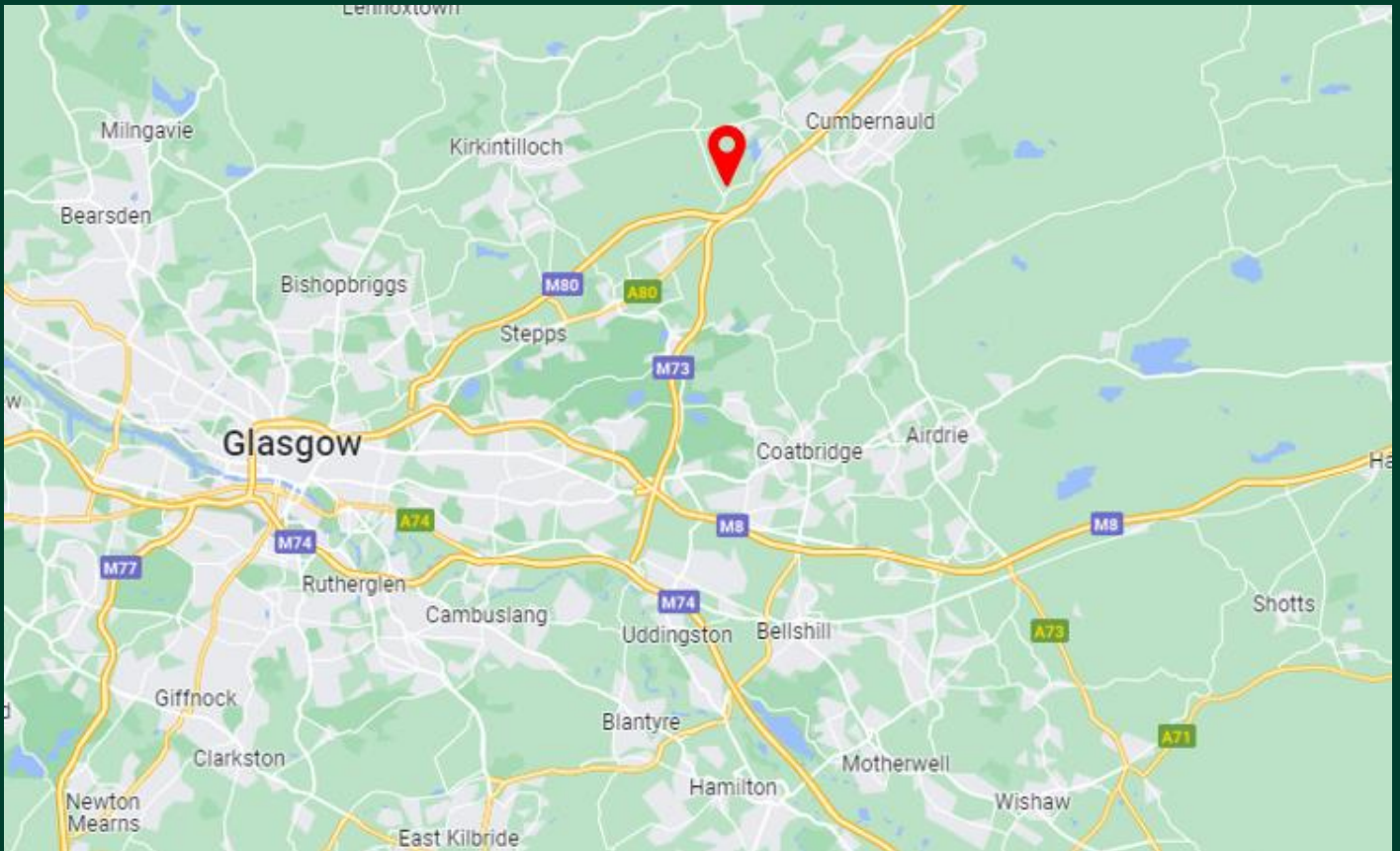
Industrial Unit - To Let

CBRE

7 Mollins Court, Westfield Park

Cumbernauld, G68 9HP





A modern industrial unit in a popular, well-connected location.

Westfield Park is an established and recognised business estate that sits at the heart of Scotland’s Central Belt. It is approximately 11 miles north-east of Glasgow and 40 miles west of Edinburgh.

The Park benefits from excellent transport links and is situated in the hub of Scotland’s motorway network. The M80 connects with the M8, M73 and M74 to the south providing access to Glasgow and Edinburgh whilst the A9/M9 links to Falkirk, Stirling, Perth and beyond.

It is widely recognised as an industrial and business area on the outskirts of Glasgow. It is located to the south-west of Cumbernauld Town Centre and close to the M80 / M73 interchange with direct access to the estate via the dedicated M80 Westfield Junction.

2,000

Square Feet

1

Mile to Junction 4 of the M80

15

Minute drive to Glasgow City Centre

Summary

The property is soon to undergo refurbishment works and consists of an industrial unit of steel portal frame construction with block work walls and metal cladding. Warehouse access is via a roller shutter vehicular access door and the unit benefits from 3 phase electricity. There is a kitchenette, male and female toilet facilities and ancillary office accommodation.

Refurbishment works will include a newly constructed and freshly decorated office accommodation, new carpets and WCs. The warehouse will be redecorated and the cladding will be cleaned and renewed where necessary. The unit sits within a well maintained landscaped environment.



Accommodation

The property has been measured on a GIA in accordance with the RICS Code of Measuring Practice 6th Edition and the gross internal floor area is as follows: **2,000 sq ft**

Disposal Terms

New FRI lease.

Entry

The unit is available for immediate occupation

EPC

The EPC is available on request.

Legal Costs

Each party will be responsible for their own legal costs incurred.

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