

TO LET - INDUSTRIAL

UNIT 53 NAPIER ROAD

Wardpark Industrial Estate, Cumbernauld, G68 0EF



Key Highlights

- 10,967 sq ft
- High level of estate management
- Low density landscaped environment
- Male / Female WC facilities
- Coming Soon
- Clear internal heights from 4.5m to 7m
- Office accommodation

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Location

Wardpark Industrial Estate is the perfect location for business. Centrally located in Cumbernauld, Wardpark has easy access to Scotland's road network.

Wardpark at Cumbernauld is centrally located alongside the M80 providing direct access to Central Scotland's motorway triangle (M8 / M9 / M80). It is the most recognised industrial and business area of Cumbernauld, lying to the north east of Cumbernauld Town Centre and accessed via Junction 6, Castlecary. Both Glasgow International Airport and Edinburgh International Airport are within a 30 minute drive from the estate.

Description

Coming Soon - 53 Napier Road, Wardpark Industrial Estate consists of a stand alone industrial unit, constructed with a steel portal frame. The unit offers excellent warehouse accommodation, including LED lighting, electric roller shutter door and good quality office space. Features communal yard space and parking

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 53	10,967	1,018.87	Coming Soon
Total	10,967	1,018.87	

Terms

Available on new full repairing and insuring leases.

Legal Costs & VAT

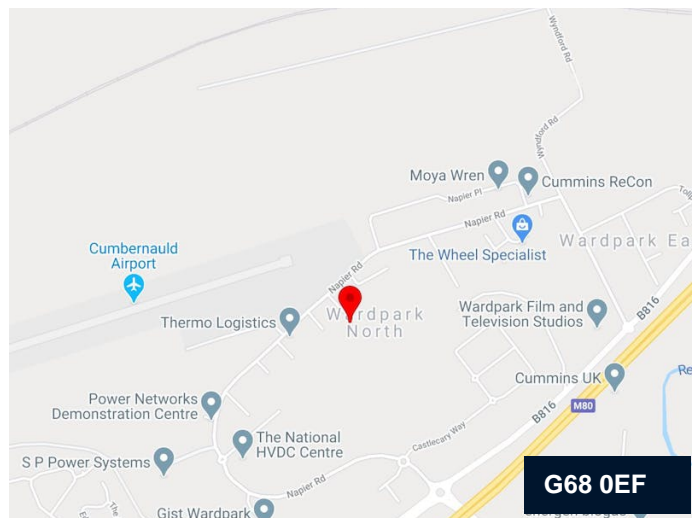
All parties will be responsible for their own legal costs incurred in the transaction. VAT will be payable where applicable.

Energy Performance Certificate

EPC available on request.

Business Rates

Rates payable: £28,885 per annum
(based upon Rateable Value: £53,000)



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