



WORKSHOP SPACE WITH OFFICE ACCOMMODATION

- > GIA: – 349.84 SQ M, (3,765 SQ FT)
- > LOCATED WITHIN THE POPULAR WARDPARK INDUSTRIAL ESTATE
- > PARKING DIRECTLY OUTSIDE THE SUBJECTS
- > EXCELLENT OFFICE TO WORKSHOP RATIO
- > SECURE YARD SPACE
- > RENT: £25,000 P.A. (EXC VAT)

TO LET

16 TOLLPARK ROAD, CUMBERNAULD, G68 0LW

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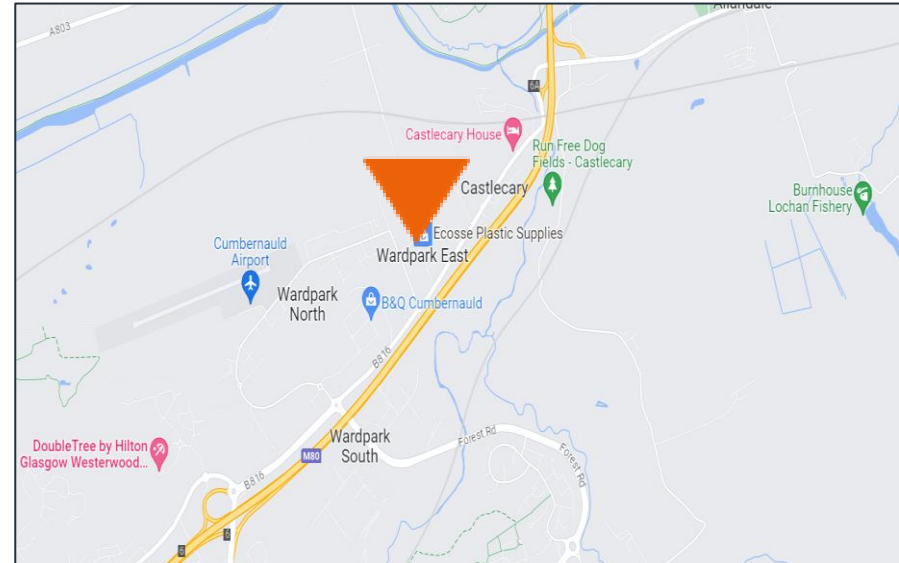


LOCATION

The subjects are located in Cumbernauld which lies approximately 10 miles to the north-east of Glasgow City Centre. More specifically, the subjects are located within Wardpark Industrial Estate, one of the main industrial hubs to the north of Glasgow. Wardpark Industrial Estate is situated adjacent to the M80 which is the main trunk road giving access to and from Glasgow from the north.

The subjects are located on the north side of Tollpark Road at the end of a cul-de-sac. The estate lies approximately 5 miles northeast of Cumbernauld town centre and can be accessed directly from the M80 via the B816.

Surrounding occupiers include Screwfix, Howdens, Polyglass as well as various local businesses.





DESCRIPTION

The subjects comprise of a showroom/workshop with office accommodation being of brick-built construction surmounted by a pitched, tiled roof. Access is gained via a pedestrian door, leading directly into the showroom area of the property or alternatively by way of a roller shutter door providing vehicular access to the workshop.

Internally, the subjects have been fit out in line with its previous use allowing for showroom and workshop space on ground floor level as well as w/c and kitchen facilities. The first floor accommodation provides two cellular offices, a large boardroom and a w/c incorporating shower facilities.

In addition, the subjects benefit from a 0.015 acre secure yard and circa 5 parking spaces directly outside the subjects with additional on street parking also available.

RENT

Rental offers in excess of **£25,000 per annum** exclusive of VAT are invited.

RATING

The subjects are entered into the current valuation roll at £15,400. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2023/2024 is 49.8p to the pound.

PLANNING

We understand that the property benefits from having planning consent in line with it's previous use.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for any Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

EPC

The subjects currently have an EPC Rating of 'D'. A copy of the EPC can be made available upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

ANTI MONEY LAUNDERING REGULATIONS

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

ACCOMMODATION	SqM	SqFt
Ground Floor	244.46	2,631
First Floor	105.38	1,134
TOTAL	349.84	3,765

The above gross internal area measurements were taken on site and in accordance with the RICS code of measuring practice (6th edition).



**For further information or viewing arrangements please contact the sole agents:
Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF**

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