



To Let / May Sell

Design and Build Options and Secure Yards

**Glencryan Road
Carbrain Industrial Estate
Cumbernauld G67 2UQ**

- Suitable for Classes 4, 5 & 6 and potential for leisure use (subject to planning)
- Hard standing yards available
- Existing site access & utility connections
- Adjacent to Cumbernauld Station & Town Centre
- Easy access to main road & motorway network
- Established neighbouring occupiers

A&G

Property Group

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Location

The site is positioned at the eastern end of Glencryan Road, within the Carbrain area of Cumbernauld being approximately 1 mile directly south of the Town Centre. Cumbernauld is strategically located mid-way between Glasgow and Edinburgh, just off the newly upgraded M80 motorway. Access from the M80 is via the main Auchenkilns junction, following the A73 south heading to Lenziemill Road / Cumbernauld Railway Station on the B8039, and into Glencryan Road, or via the Town Centre heading south on the B8054 to Kildrum South Roundabout, then west onto South Carbrain Road before turning onto Glencryan Road, and following to the far end.

Description

The property comprises a regular shaped and level parcel of land within the Carbrain Industrial Estate area, an established location for a variety of commercial occupiers. The site currently consists of a mix of shrub and vegetation covering, plus an existing public footpath, which we understand can be relocated along the edge of the site as part of any re-development (further information available upon request). The site is bounded by the rail line to the South and the B8054 to the East with one point of access via Glencryan Road.

Site

From the information provided within the Title Deed and measurement taken we understand that the site extends to approximately 7 Acres (2.83 Hectares) or thereby. Interested parties are responsible for their own site investigation enquiries/surveys reflective of the proposed use.

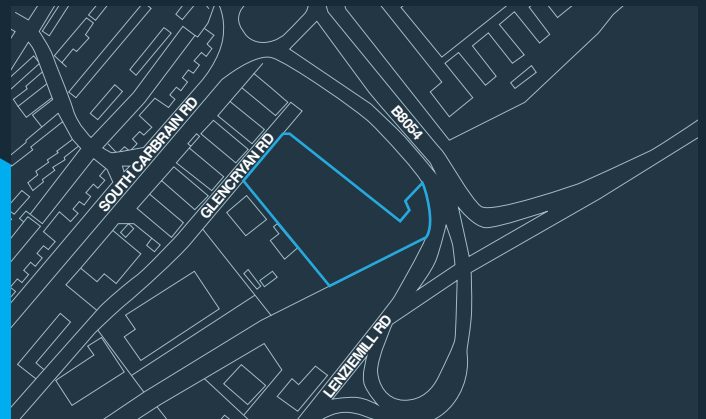
Terms

All disposal options will be considered by the owner, including turnkey or design & build arrangements both on leasehold or freehold basis. Conversely they may consider selling the site as is.

Legal Costs

Each party will be liable for their own legal and professional costs during the completion of the lease documentation, with the tenant responsible for any Land and Building Transaction Tax (LBTT), registration dues and fees incurred thereon.

Site Plan



VAT

All figures stated verbally or written will be subject to VAT if applicable.

Use

We understand the site is currently zoned for Use Classes 4, 5 & 6 of The Town & Country (Use Classes) (Scotland) Order 1997. The site could also have the potential for Leisure Use (Class 11) subject to further discussions with the Local Planning Authority.

Enquiries & Viewings

For further information or to arrange a viewing please contact the letting agent.

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