



To Let / For Sale

Design and Build Opportunities, Serviced Plots and Secure Yards

**Wardpark Road
Wardpark South Industrial Estate
Cumbernauld, G67 3HW**

- Major Industrial Development
- Site Area : 15.2 acres
- Adjacent to M80 Motorway
- Sat Nav G67 3HW

A&G

Property Group

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Location

The site is positioned at the southern end of Wardpark Road within the Wardpark South Industrial area of Cumbernauld being approximately 2 miles north east of the town centre.

Cumbernauld is strategically positioned between Glasgow and Edinburgh lying immediately adjacent to the M80 Glasgow to Stirling motorway network and with the M876 link to the M9 motorway only 5 mins drive to the north.

Glasgow is situated approximately 12 miles to the south west with Stirling approximately 13 miles to the north and Edinburgh 40 miles to the south east.



Description

The site, which extends to approximately 15.2 acres (6.15 Hectares) or thereby, comprises an L-shaped site within the South Wardpark Industrial area.

The site has been cleared and levelled ready for development.

Terms

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

Legal Costs

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

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 and 5 of The Town and Country (Use Classes)(Scotland) Order 1997.

Enquiries & Viewings

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

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