TO LET - INDUSTRIAL / TRADE COUNTER

22 TANNOCH DRIVE

LENZIEMILL, CUMBERNAULD, G67 2XX

KEY HIGHLIGHTS

- 2,131 sq ft
- Internally provides open plan warehouse accommodation
- Electric roller shutter opening out onto shared yard / parking
- Close to Cumbernauld Town Centre
- Available for immediate occupation
- Benefits from well-presented office space in situ
- Eligible for 100% rates relief
- Convenient M80 motorway access

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SUMMARY

Available Size	2,131 sq ft
Rent	£8 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

DESCRIPTION

End-terraced industrial / warehouse unit of steel portal frame construction. Internally provides well presented open plan warehouse space with office space and 2 x WCs. An electric roller shutter provides access to the unit via shared parking / yard area. Access to the offices is on the opposite elevation.

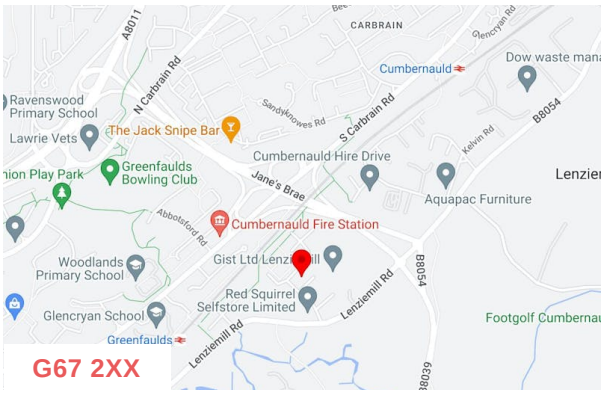
LOCATION

22 Tannoch Drive is situated within the popular and prominent Lenziemill Industrial Estate in Cumbernauld, approximately 2 miles south-west of the town centre. The property benefits from direct access to the M80 via Junction 5, providing a link to Glasgow City Centre 12 miles south-west. Greenfaulds train station is within 5 minutes' walking distance and numerous bus services run along adjacent Greenfaulds Road.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 22	2,131	197.98	Available
Total	**2,131**	**197.98**	



VIEWING & FURTHER INFORMATION

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