TO LET - INDUSTRIAL

42 - 62 TELFORD PLACE

LENZIEMILL INDUSTRIAL ESTATE, CUMBERNAULD, G67 2AX



KEY HIGHLIGHTS

- 1,175 to 2,350 sq ft
- Undergoing comprehensive internal and external refurbishment
- Benefit from existing office spce
- Rent - £15,000 per annum
- Well-located light industrial / workshop units
- Generous and secure communal yard / parking
- Eligible for 100% rates relief

SUMMARY

Available Size	1,175 to 2,350 sq ft
Rent	£15,000 per annum
Business Rates	The units are eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry



DESCRIPTION

Telford Place comprises 10 x light industrial / workshop units arranged between two opposing terraces with generous secure communal yard / parking.

Each unit provides open-plan workshop / warehouse space with WC's and office found to the front.

Loading and pedestrian access doors provided.

3 x phase power and gas provided.

Our client is undertaking a full internal and external refurbishment programme with works underway.





LOCATION

Telford Place is situated within the popular Lenziemill Industrial Estate of Cumbernauld just 1 mile south of the town centre and 12 miles south-west of Glasgow.

Junction 5 of the M80 is less than a 5 minute drive north that connects with the M73, M8 and M74 beyond.

Cumbernauld Railway Station is a 5 minute walk north.

Nearby occupiers include Allstar Joinery, Cowie Engineering, Cumbernauld Hire Drive, MSP Building Supplies and Taggart Flooring.



ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 50	1,175	109.16	Available
Unit - 52	1,175	109.16	Let
Unit - 58	1,175	109.16	Available
Unit - 60	1,175	109.16	Available
Unit - 54	1,175	109.16	Let
Unit - 46	1,175	109.16	Let
Unit - 62	1,175	109.16	Under Offer
Total	**8,225**	**764.12**	

VIEWING & FURTHER INFORMATION

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