TO LET - INDUSTRIAL/LOGISTICS

TELFORD ROAD INDUSTRIAL ESTATE

Telford Road, Cumbernauld, Glasgow, G67 2AX



Key Highlights

- Excellent location
- To be refurbished
- Ample car parking
- Multiple vacant units
- Large shared yard
- Eligible for Small Business Bonus Scheme

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Summary

Available Size	1,175 to 2,350 sq ft
Business Rates	Eligible for the Small Business Bonus Scheme where applicable
Service Charge	N/A
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

The subject property comprises two terraces of small industrial units, each measuring 1,175 sq ft. The units benefit from an electric roller shutter doors, suitable for vehicle access, offices and welfare facilities, including a small kitchen area and W/Cs. Externally the units benefit from ample communal parking and a large shared yard.

The estate is due to undergo significant refurbishment works, focused on modernising the internal accommodation and external facades.

Location

Lenziemill Industrial Estate is located to the south of Cumbernauld, less than 1 mile from the Town Centre. The subject property is easily accessed via public transport, with Cumbernauld Train Station located within walking distance.

Cumbernauld occupies a strategic location at the hub of central Scotland's motorway and network, providing access to Glasgow, Stirling and Edinburgh via the M80.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 44	1,175	109.16	Let
Unit - 46	1,175	109.16	Let
Unit - 48	1,175	109.16	Let
Unit - 50	1,175	109.16	Available
Unit - 52	1,175	109.16	Let
Unit - 54	1,175	109.16	Let
Unit - 56	1,175	109.16	Let
Unit - 58	1,175	109.16	Available
Unit - 60	1,175	109.16	Available
Unit - 62	1,175	109.16	Let
Total	**11,750**	**1,091.60**	

Terms

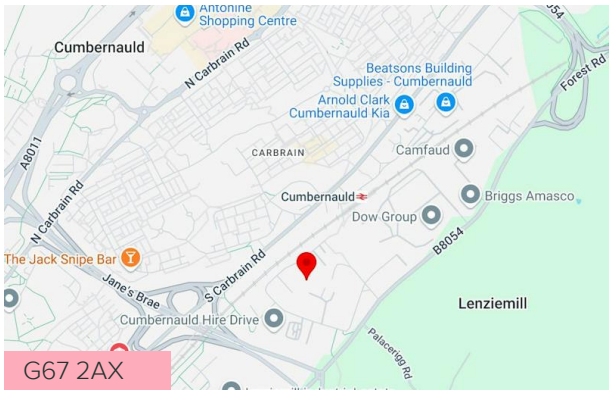
The properties are available on a new FRI leases, subject to agreed commercial terms.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs.







Viewing & Further Information



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