TO LET - INDUSTRIAL/LOGISTICS

UNIT 58 TELFORD ROAD

58 Telford Road, Cumbernauld, Glasgow, G67 2AX



Key Highlights

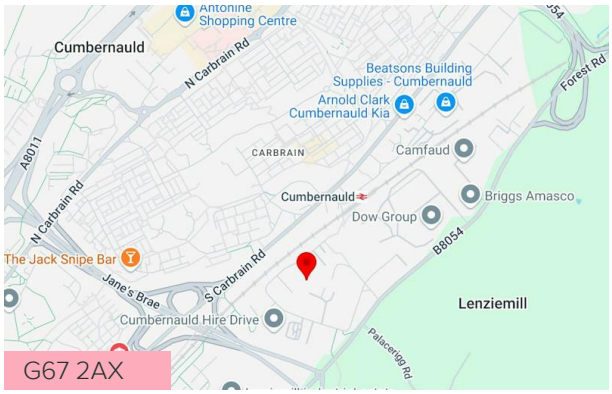
- Electric roller shutter door
- Shared yard
- Office accommodation
- 3 phase power
- Eligible for Small Business Bonus Scheme relief
- Ample car parking

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Summary

Available Size	1,175 sq ft
Rates Payable	£3,884.40 per sq ft
Rateable Value	£7,800
Service Charge	N/A
Estate Charge	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment







Description

The subject property comprises an open plan warehouse with ancillary office accommodation to the front of the unit. The warehouse benefits from an electric roller shutter door, suitable for vehicle access. Asides from the offices there is welfare facilities, which include a small kitchen area and a W/C. Externally the property benefits 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.

Terms

The property is available on a new FRI lease, 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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