Prime High Quality Detached Warehouse / Production Building

Unit 1, Axis Park, Orchardton Road, Westfield Industrial Estate, Cumbernauld



To Let

Unit 1, Axis Park
Orchardton Road
Westfield Industrial Estate
Cumbernauld
G68 9LB

- **REFURBISHMENT UNDERWAY**
- 39,977 sq ft (3,714 m2) plus 5,866 sq ft (545 m2) Mezzanine
- 7.27m eaves height rising to 10.43m at roof apex
- 2 Ground level loading doors (additional door to be added)
- Single storey modern offices
- Large secure concrete yard & generous car park (42 spaces)
- Excellent motorway connections

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Location

Cumbernauld is the largest town in North Lanarkshire, located 11 miles to the north east of Glasgow city centre and 12 miles south of Stirling. It is the fifth largest town in Scotland.

Westfield Industrial Estate is situated to the south of Cumbernauld town centre and is strategically located, being immediately adjacent to M73 (J3) where it meets with the M80 motorway. The M8, M9 and M74 motorways are all easily reached from the building providing fast and easy access to the rest of the country.

The property is located on Orchardton Road, mid-way between its junctions with Mollins Road and Westfield Road.

Westfield is home to major occupiers which is testament to its strategic central location for industrial and distribution uses. Businesses located within the estate include; AG Barr (Irn-Bru), DHL, DPD, UPS, Arnold Clark, Mizuno, Scotframe Timber Engineering, Currys Eurostampa, Skyrora and Yaskawa Electric.



Description

The subjects comprise a detached modern industrial warehouse of steel portal frame construction, constructed in the late 1990s / early 2000's with single storey office accommodation, yard and car parking. Salient features:

Offices

- Single storey offices (open plan & cellular) with WCs and tea prep
- Suspended tile ceilings with lighting inset
- Perimeter trunking
- Gas fired heating

Warehouse

- Metal clad elevations with blockwork dado walls internally
- Metal clad roof with translucent rooflights
- Concrete floor
- 6.06m to underside haunch, 7.27m eaves, rising to 10.43m at the apex
- LED & sodium lighting
- 2 no. ground level loading doors (h: 4.78m, w: 3.48m & h: 5.0m, w: 5.25m). A third loading door is being installed as part of the refurbishment.
- WCs
- Mezzanine with concrete floor

External

- c35m deep concrete secure yard at western elevation
- Large car park to front (approx. 42 spaces)
- CCTV

Refurbishment

The property is currently being extensively refurbished. A schedule of the refurbishment works can be made available to interested parties.

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Accommodation

	Sq ft	Sq m
Warehouse	34,750	3,228
Offices	5,227	486
TOTAL GIA (approx.)	39,977	3,714
Mezzanine	5,866	545

Rating

The property is entered in the current Valuation Roll as Warehouse, Rateable Value effective 1st April 2026 £199,000. Click here for entry.

Estimated rates payable for financial year 2026/27 is therefore £109,000 p.a.

All Rating queries should be made directly to Lanarkshire Assessors (Telephone: 01698 476000).

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC EPC rating : Available on request.

Terms The property is available on the basis of a new Full Repairing & Insuring lease.

Rent On application.



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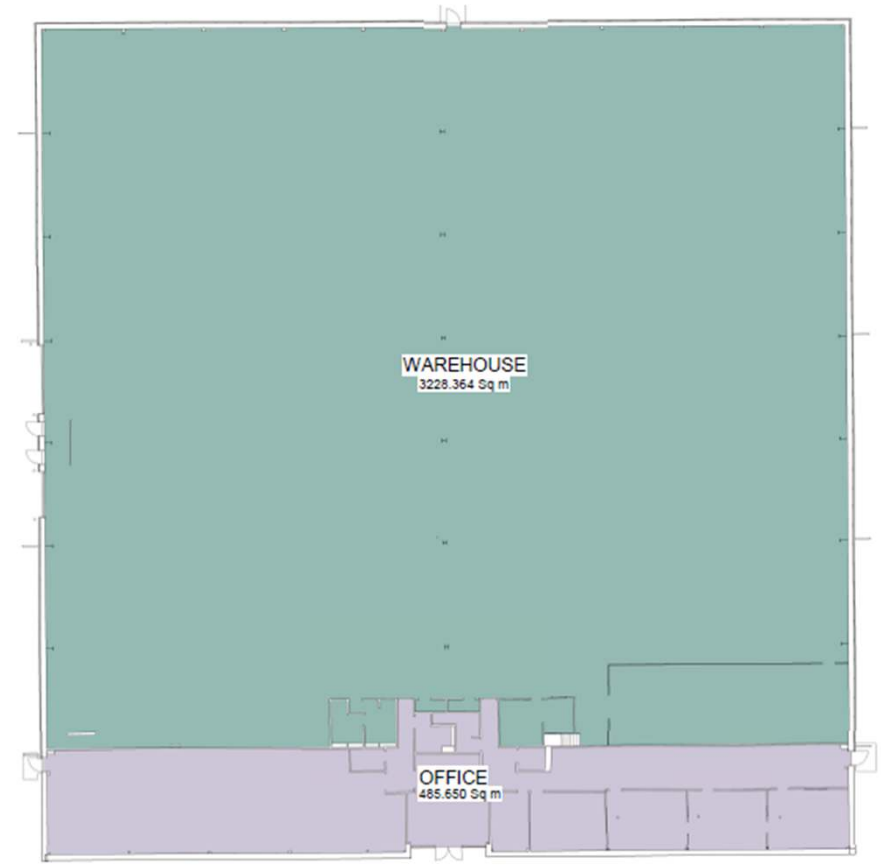
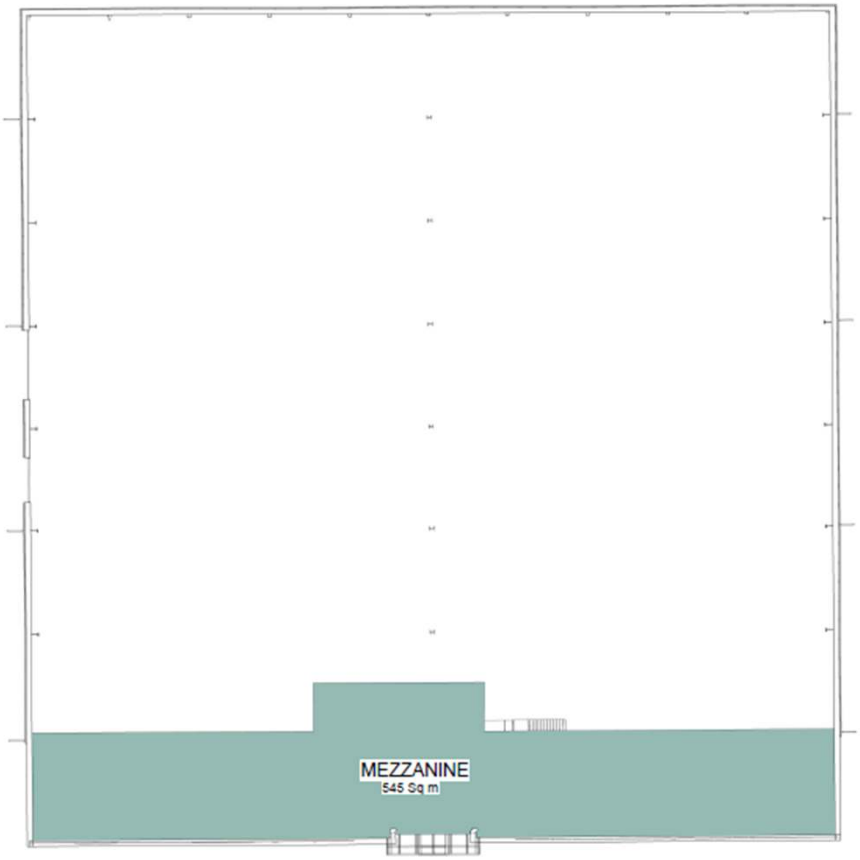


1 Level 00 GIA
1 : 200



2 MEZZANINE
1 : 200

	Sq ft	Sq m
WAREHOUSE	34749.820889	3228.364
OFFICE/WELFARE	5227.49309	485.650
TOTAL	39977.313982	3714.014
MEZZANINE	5866.33	545

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Viewing / Further Information

For further information or to arrange a viewing please contact:



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