TO LET

MODERN INDUSTRIAL WAREHOUSE
13,261 SQ FT (1,232 SQ M) ON A 1.1 ACRE SITE

WARDPARK SOUTH

2 DUNNSWOOD ROAD
CUMBERNAULD G67

W3W /// RATHER.ENTER.BRANDS

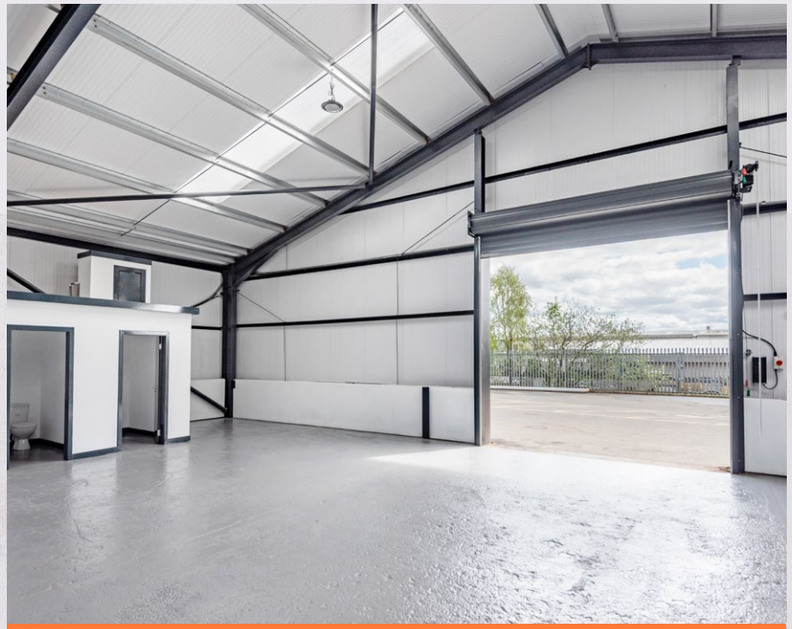
EXTENSIVELY REFURBISHED READY FOR IMMEDIATE OCCUPATION

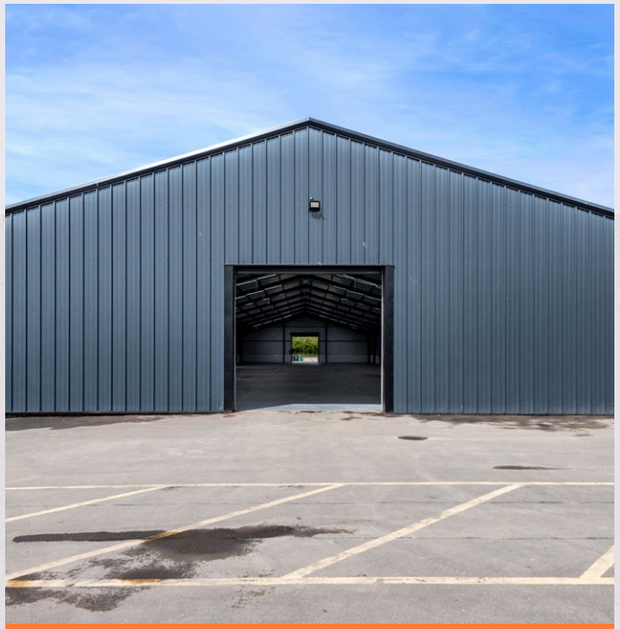
2 Dunnswood Road offers a 13,261 sq ft modern detached industrial warehouse with a large secure yard that has been extensively refurbished. The property is constructed of a steel portal frame and benefits from a new roof and full external re-clad.

The property comprises primarily open-plan warehouse space and is available for immediate occupation. It benefits from a modern specification with LED lighting, 3 phase power and welfare facilities. Externally, the site is fully secured with a large yard extending to approximately 0.5-acres and benefits from roller shutter door access on 3 elevations. This allows for full circulation and drive-through capabilities for occupiers.

13,261 SQ FT WAREHOUSE ON A 1.1 ACRE SITE

SPECIFIED TO MODERN OCCUPIERS REQUIREMENTS





MODERN SPECIFICATION.

REFURBISHMENT INCLUDES NEW ROOF AND FULL RE-CLADDING

SECURE YARD.

EXTENSIVE YARD OFFERING FULL CIRCULATION AND DRIVE-THROUGH CAPABILITIES

ROLLER SHUTTERS.

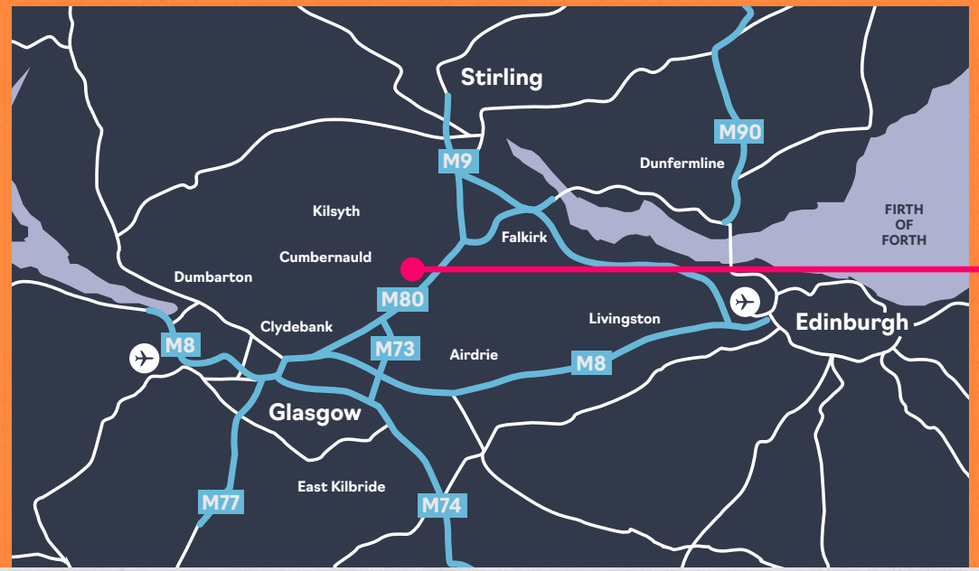
3 NO. ROLLER SHUTTERS, LOCATED ON NORTH , WEST & SOUTH ELEVATIONS

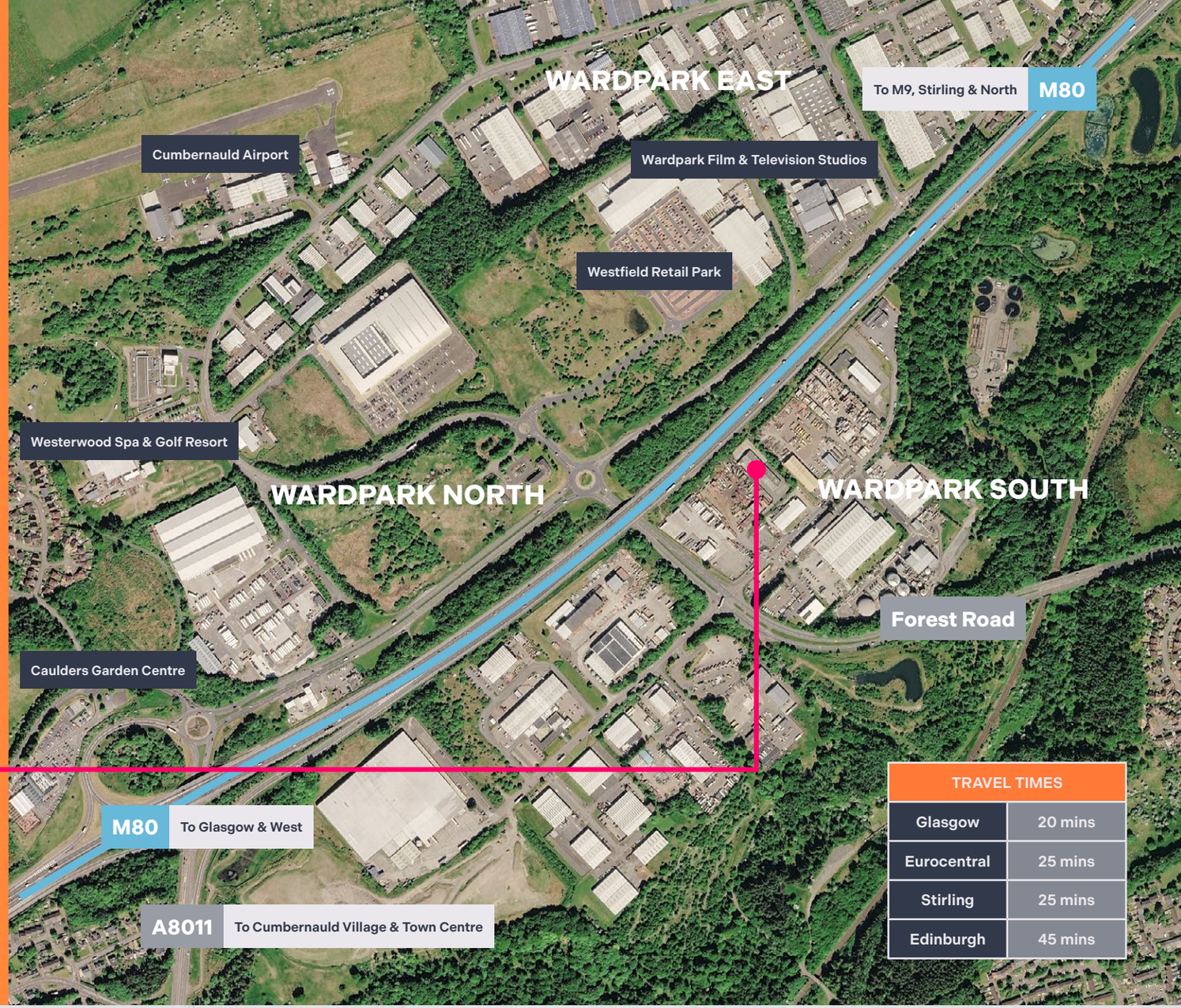
INTERNAL HEIGHTS.

RISING TO 6.7M

IDEALLY SITUATED FOR CONNECTIVITY

Strategically located at the heart of Scotland's central belt, Wardpark offers an unparalleled combination of location and connectivity. With immediate access to J6 of the M80 motorway, the subject property is well connected to the M73, M8, and M9. This 'golden triangle' location ensures that Glasgow, Edinburgh, and Stirling are all within a short drive, making efficient, same-day distribution possible for occupiers.





TRAVEL TIMES	
Glasgow	20 mins
Eurocentral	25 mins
Stirling	25 mins
Edinburgh	45 mins

Local occupiers include: HOWDENS, halfords, YESSS ELECTRICAL, RUSSELL GROUP, TOOLSTATION, William Wilson PLUMBING • HEATING • BATHROOM • SUPPLIES, GIST

WARDPARK SOUTH

TERMS
Available by way of Full Repairing and Insuring lease.

EPC
Available upon request.

RENTAL
Upon application.

LEGAL COSTS
All parties will be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION
Contact the joint agents for further details.

SCOTT MCPHERSON
scott.mcpherson@jll.com
07596 316 625

SCOTT HOGAN
scott.hogan@knightfrank.com
07468 729 768

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