

INTERNAL REFURBISHMENT COMPLETE

TO LET

Industrial / Warehouse Unit

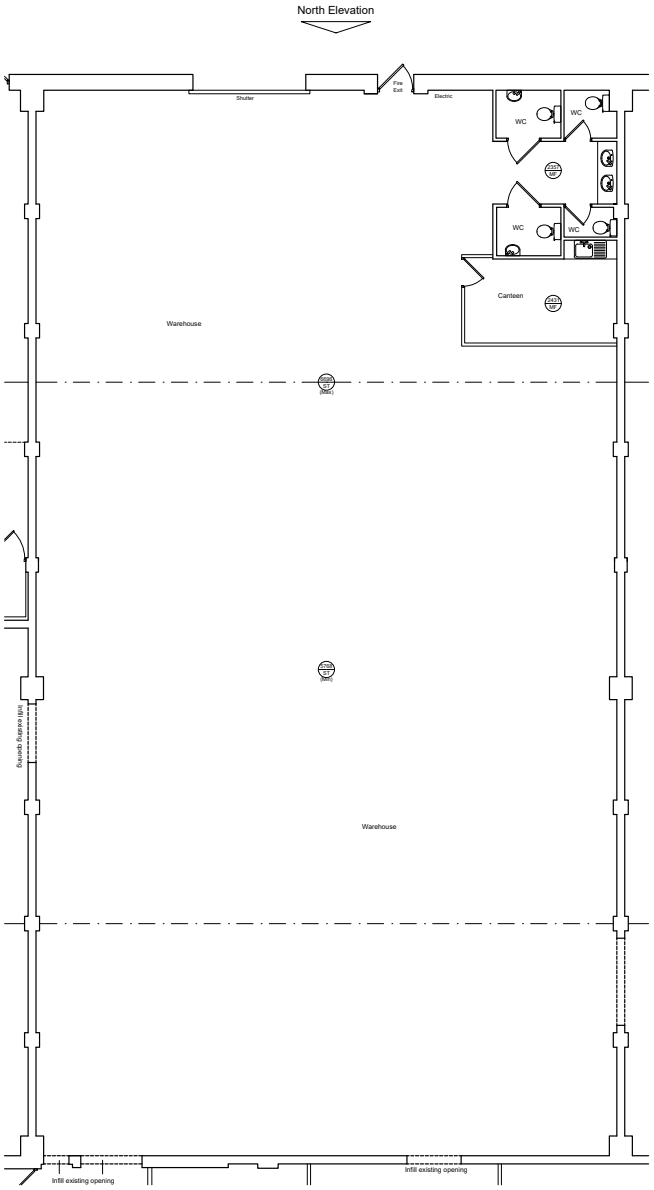
6,451 sq.ft (599.3 sq.m)

Unit 3, Cumbernauld Business Park, 3 Wardpark Road, North Lanarkshire, G67 3JZ

- Located south-east of the M80
- Modern mid terrace unit
- Roller shutter door
- Private yard/parking area to the front

M Core
LCP UK
01384 400123
lcpgroup.co.uk

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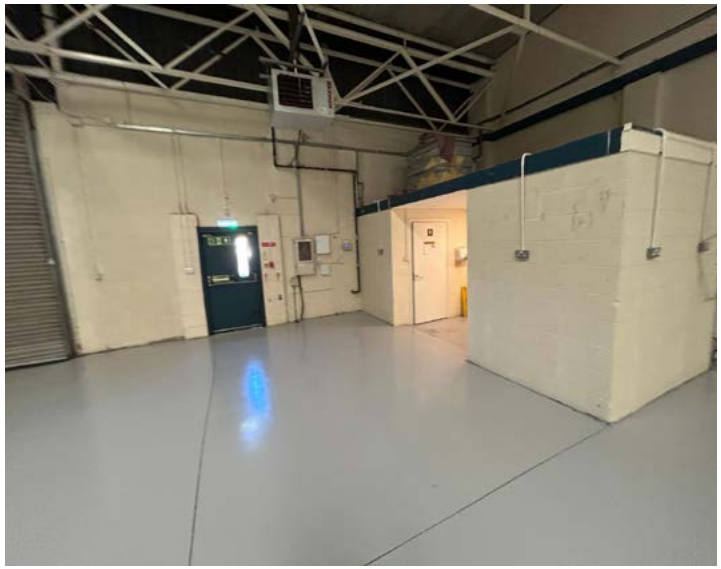
Unit 3 - Floor Plan

Area - GIA
596.81 sqm (6424.06 sq ft)









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Unit 3, Cumbernauld Business Park, 3 Wardpark Road, North Lanarkshire, G67 3JZ

Areas (Approx. Gross Internal)		
Warehouse	6,451 sq.ft	(599.3 sq.m)
Total	**6,451 sq.ft**	**(599.3 sq.m)**

Location - G67 3JZ

Located at Junction 6 of the M80 motorway 15 Miles north east of Glasgow City Centre. 15 Miles south of Stirling and within the Wardpark industrial area.

Description:

Modern mid terrace industrial building with private yard/parking area to the front. Office section and WCs. Minimum Eaves Height 4.40m (rising to 5.70m).

Rent

Guide rent of £48,400 subject to lease terms and covenant.

Service Charge

There is a service charge arrangement in place TBC pa.

Business Rates

TBC.

All parties to make their own enquiries with North Lanarkshire Council.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Furthr information available on request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

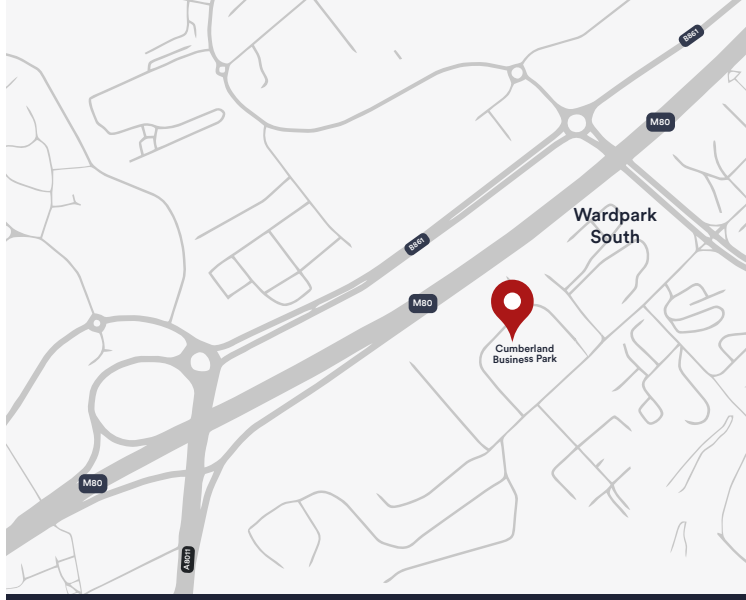
Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any lessee.

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Viewing
Strictly via prior appointment with the appointed agents

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