

TO LET PRODUCTION AND
WAREHOUSE SPACE FROM
204,241 SQ FT

FORMER OKI FACILITY
OKI WAY
WARDPARK
CUMBERNAULD
G68 0FQ

- Headquarters facility
- Prominent industrial location
- Excellent access to motorway network
- Production and warehousing space available
- Highly specified offices
- 380 car spaces



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204,241 SQ FT

LOCATION

The building is located in the Wardpark Estate, Cumbernauld on OKI Way adjacent to the Westway Retail Park and was completed in 2005. The Old Inns Interchange is within a circa 2 minutes' drive and this provides four-way access to the M80. Glasgow City Centre is approximately 15 miles to the south-west, Stirling 13 miles to the north and Edinburgh 41 miles to the east. Aberdeen is 132 miles to the north east.





AREAS

| | |
|-----------------------------|--------------|
| Production Space | 61,270 Sq Ft |
| Staff Quarters - Ground | 19,462 Sq Ft |
| Warehousing | 80,183 Sq Ft |
| First Floor Offices & Plant | 39,795 Sq Ft |
| Pumphouse | 355 Sq Ft |
| Garage | 700 Sq Ft |
| Mezzanine | 1,830 Sq Ft |
| Gas and Electric Housings | 646 Sq Ft |

TOTAL 204,241 Sq Ft

DESCRIPTION

The property has been constructed to a high standard and provides manufacturing, warehousing and offices supported by a large car park with 380 spaces. The concrete yard provides access to 1 ramped vehicle door and 7 dock levelling doors. There is a roadway around the building. Access to the car park and yard is controlled by a barrier operated from the security office at the front of the building.

The property has a feature reception area with a high level of natural lighting and a lift serves the first floor office space. Also on the ground floor is a large staff refectory and associated servery and kitchen. There is also a staff gym and locker rooms.

The manufacturing section provides a clear height of 4 metres and benefits from compressed air lines, an HVAC system, sprinklers and good natural daylighting.

The warehouse has a clear height of 11 metres, high bay lighting, sprinklers and gas fired warm air blowers.

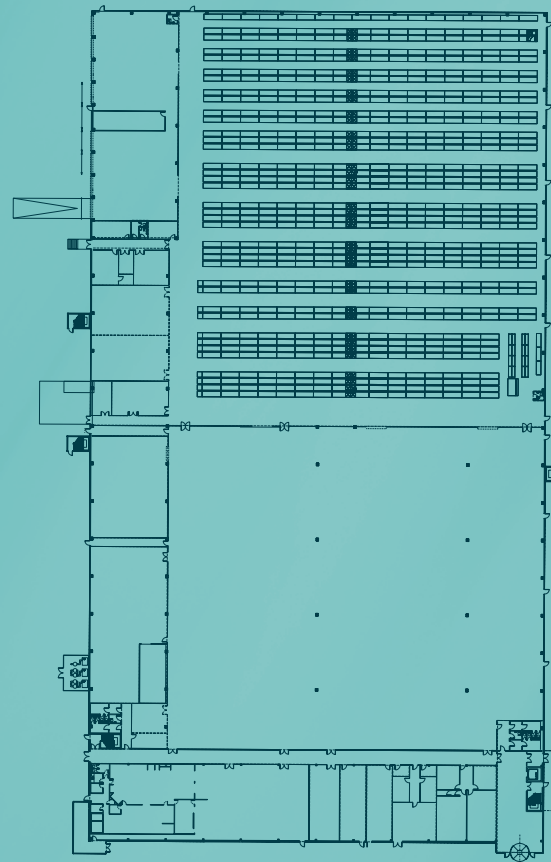
We are advised the power supply is 1,600 kVA - 2,200 kVA. The water supply is at 4 bar and the gas supply is at 25.75 millibar.

The first floor provides a mixture of private offices and training space as well as a large open plan office with views of the Campsies to the North. The offices have raised access floors throughout with a carpeted finish and all of the offices benefit from good levels of natural daylighting. Heating is via radiators to the perimeter and the space is naturally cooled. There are brise-soleil above the ground and first floor windows on the south-west elevation.

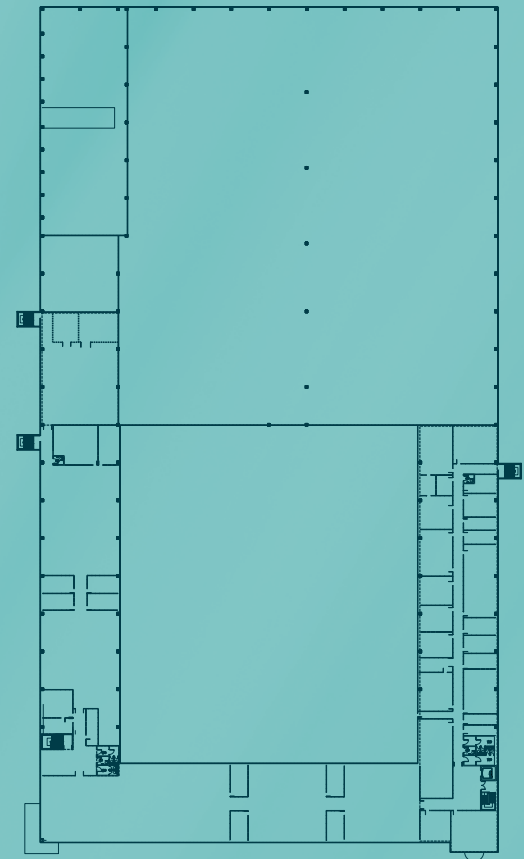
The total site area is 13.82 acres.

FLOOR PLANS

Ground Floor



First Floor



TERMS

The property is offered by way of a new Full Repairing and Insuring Lease of a duration to be agreed. Alternatively, our client may consider the sale of their heritable interest.

RATEABLE VALUE

The property has a Rateable Value of £740,000.

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VIEWING / FURTHER INFO

For further information or to arrange a viewing please contact:

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VAT

VAT will be charged on the rent and other occupational charges and on the price in the event of a sale.

EPC

The building has been rated as a 'B'.

