# TO LET Industrial / Warehouse Unit 6,548 sq.ft (608.32 sq.m)

**UNDER OFFER** 

Unit 6, Cumbernauld Business Park, Cumbernauld, North Lanarkshire, G67 3JZ

• Located south-east of the M80 • Mid terrace unit • Roller shutter door • Seperate pedestrian entrance • Private yard area entrance



## Unit 6, Cumbernauld Business Park, Cumbernauld, North Lanarkshire, G67 3JZ

#### Areas (Approx. Gross Internal)

Total	6,548 sq.ft	(608.32 sq.m)
Warehouse	6.548 sa.ft	(608.32 sq.m)

#### Location - G67 3JZ

The property is located south-east of the M80, within the Cumbernauld Business Park which sits within Wardpark South Industrial Estate, and is accessed via the Old Inns interchange (Junction 6).

#### **Description:**

The subjects comprise a mid-terrace industrial unit of a steel frame construction with elevations formed in full height brickwork to the inner leaf and externally, profiled metal cladding which has also been used to over deck the roof.

### Rent

Guide rent of £44,200 subject to lease terms and covenant.

#### **Business Rates**

Rateable Value £16,500.

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 EPC- D82



## 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.

#### Viewing

Strictly via prior appointment with the appointed agent



## 0141 204 3838

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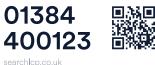
**Gregor Harvie** 07765 255988 gregor.harvie@ryden.co.uk

# Colliers

# 0141 226 1000 colliers.com/uk/industrial

Colin McManus 07795 613227 Colin.McManus@colliers.com





Alex Williams 07741 951843 AWilliams@lcpproperties.co.uk

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