



M Multipark WESTFIELD

TO LET Industrial/Warehouse Unit
2,015 sq.ft (187.2 sq.m)

Indicative image

Unit 1 Badenheath Place, Westfield Industrial Estate, Cumbernauld, G68 9HX

- Popular industrial location
- Immediate access to the M80 / M73
- All units are to be resprayed in Spring 2026

M **M[®]Core**
LCP UK

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Unit 1 Badenheath Place, Westfield Industrial Estate, Cumbernauld, G68 9HX

Areas (Approx. Gross Internal)

Total	2,015 sq.ft	(187.2 sq.m)
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Description:

- Portal frame construction, with brick and block elevations, profile sheet clad in part.
- Forecourt parking
- Electric roller shutters protecting windows and doors
- Male and female toilet amenities
- 3 phase mains electric and gas supplies

Rent

£19,650 pax excluding VAT

Business Rates

All Parties to make their own enquiries with the local authorities. Further information available on the Scottish Assessors website

Service Charge

A service charge of £2,600 per annum excluding VAT will be levied for the provision of a security service and maintenance of estate roads, landscaping and common areas.

Insurance

Insurance: £635 excluding VAT. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use. That, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the premises shall be used as a charity arts and crafts centre and for no other purposes (including any other Use Classes in the Town and Country Planning (Use Classes) (Scotland) Order 1997). Should this use cease then the unit shall revert back to use classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution

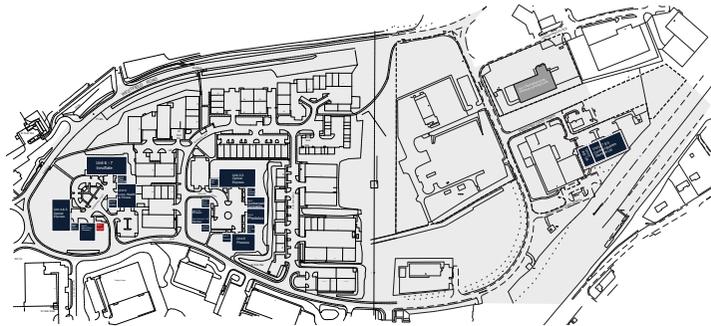


Legal and Surveyor Costs

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

Location - G68 9HX

Westfield Park is an established business estate that sits in the heart of Scotland's central belt, 12 miles north east of Glasgow, 15 miles south of Stirling and 35 miles west of Edinburgh. The location provides excellent transport links to the whole of Scotland via the M80 / M73 road network. This makes the location attractive to a variety of business' which serve the whole of Scotland and for those looking for a significant discount compared to the prevailing rents in Greater Glasgow. Current occupiers include Innoflate, Revolution Spin, Pawtropolis, Mirror Door Company, GPS & Optical Express.



Viewing

Strictly via prior appointment with the appointed agents

CBRE James Tweedie
07502 769446
james.tweedie@cbre.com

JLL Scott McPherson
07596 316625
scott.mcpherson@jll.com

Olivia Gizzi
07840 721886
olivia.gizzi@jll.com

M **M[®]Core**
LCP UK



Alex Williams
07741 951843
AWilliams@lcpproperties.co.uk

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