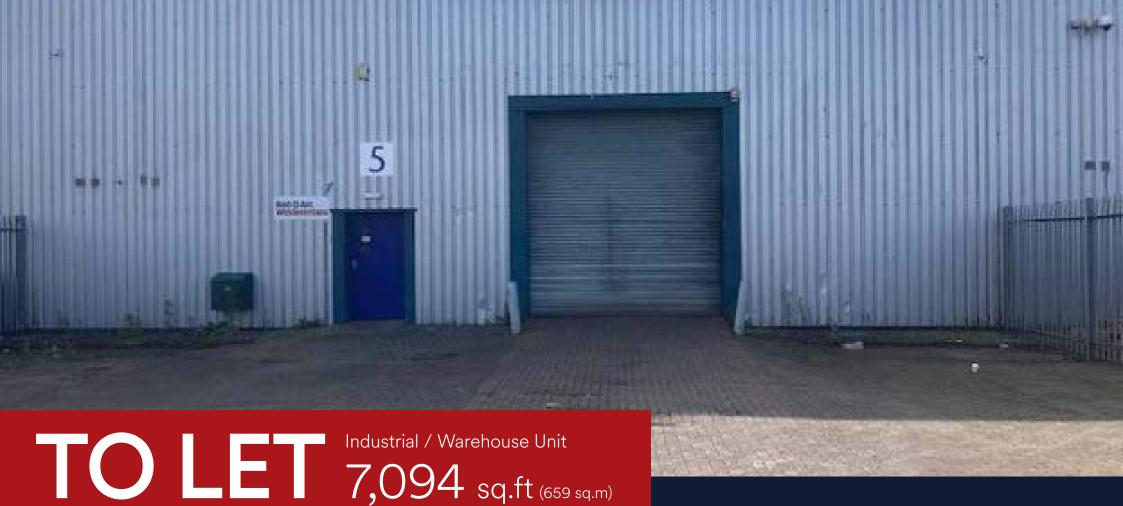
# TO BE REFURBISHED



Unit 5, 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 5, Cumbernauld Business Park, Cumbernauld, North Lanarkshire, G67 3JZ

#### Areas (Approx. Gross Internal)

Total	7,094 sq.ft	(659 sq.m)
Warehouse	7,094 sq.ft	(659 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.

### Rent

Guide rent of £50,000 subject to lease terms and covenant.

### **Service Charge**

There is a service charge arrangement in place of £3,122 pa.

#### **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.



#### Viewina

Strictly via prior appointment with the appointed agent



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