



Glencryan Road

Carbrain Industrial Estate,
Cumbernauld, G67 2UH

TO LET
Industrial / Workshop
Units

1,984 – 7,943 sq ft

www.m7propsearch.co.uk

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REAL ESTATE

Location

Carbrain Industrial Estate is located at the east end of Glencryan Road, less than 2 miles from Cumbernauld town centre. Junction 4A of the M80 motorway is located a short 4 minute drive to the north west, this connects with the M73, M8, M74 and beyond into the motorway network

Nearby public transport links are plentiful and are provided by way of Cumbernauld Train Station, which is located less than half a mile west of the property with services to Edinburgh and Glasgow. Bus services also run regularly along South Carbrain Road.

Description

Carbrain Industrial Estate comprises 3 terraces of single storey, steel framed light industrial units, the roofs are pitched with profile sheeting incorporating translucent panels, providing excellent levels of natural daylight. Car parking is provided to the front of the unit by way of common concrete hard standing.

The units benefit from 3 phase electricity and up and over vehicle roller shutters to the front with integrated pedestrian access doors. The property has a clear eaves height of 3.87m to an apex of 5.61m

Business Rates

Please refer to the Scottish Assessors Website (www.saa.gov.uk)



Terms

The accommodation is available to lease on new Full Repairing and Insuring terms for a period to be agreed.

Rent

On application

Services

The unit is understood to be served by mains water, gas and electricity supplies with drainage in to the public sewer.

EPC

An EPC has been undertaken for this property and a copy is available upon request.

Accommodation

Description	Area (Sq ft)
Unit 19B	1,984
Unit 19C	1,986
Unit 19D & E	3,973
Unit 21C	1,984

VAT

Unless otherwise stated all figures, prices etc., are quoted exclusive of VAT.

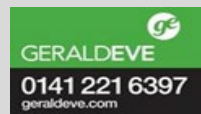
Legal Costs

Each party will bear their own legal costs however the ingoing tenant will be responsible for LBTT, Extract Copies and VAT thereon.



Further Information

For further information please contact the joint letting agents:



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