



TO LET/MAY SELL

INDUSTRIAL/OFFICE PREMISES

24 – 26 Napier Court, Wardpark North, Cumbernauld, G68 0LG

Terraced industrial /office accommodation

Dedicated secure yard with roller shutter access to property.

Unreserved parking to front of property

Gross Internal Area of 375.71 sq.m (4,044 sq.ft) approx.

Clear eaves height of 4.20m

High quality office fit out.

Offers to purchase are invited

Rental offers in excess of £25,000 per annum

LOCATION :

Cumbernauld is located approximately 14 miles north west of Glasgow and around 14 miles south west of Stirling, provides excellent transport links and offers a strategic position within the central belt of Scotland.

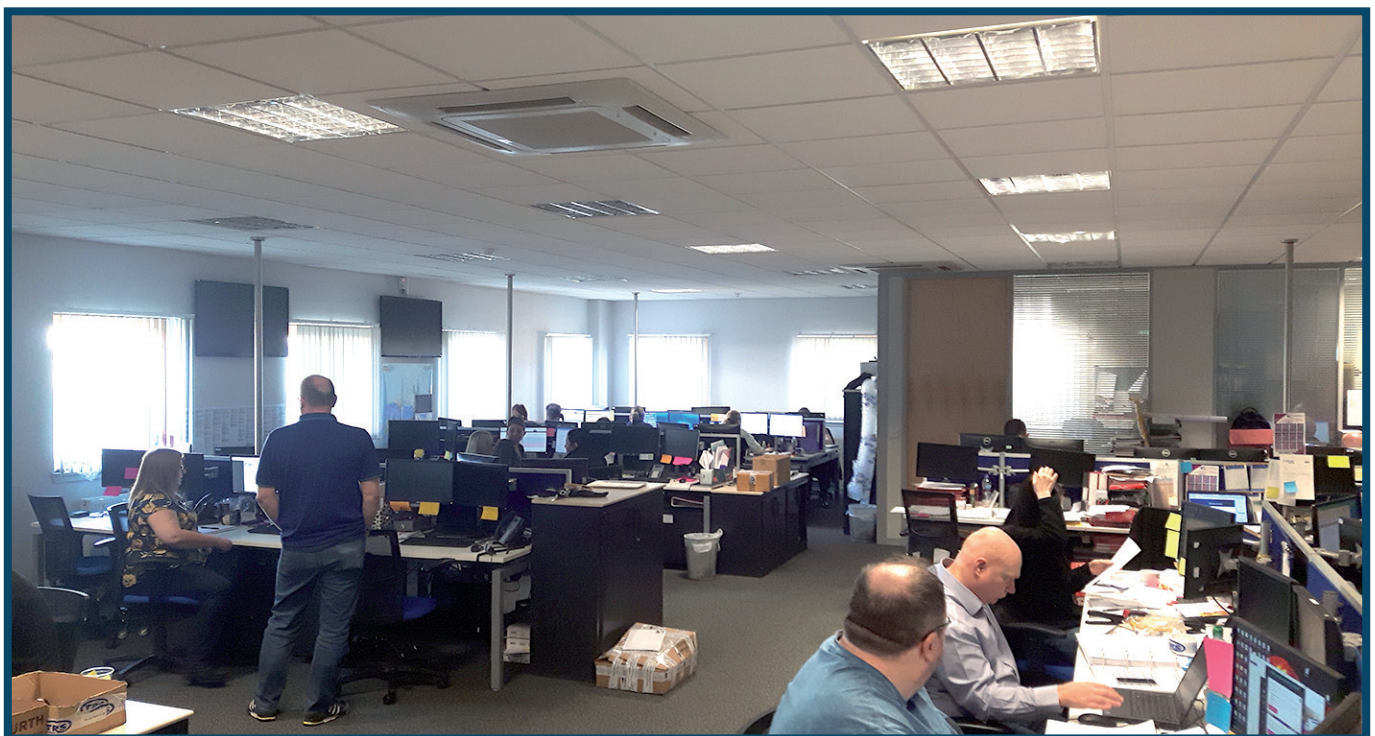
The premises are situated on Napier Court, to the north of Ward Park Industrial Estate and within a few minutes' drive of Junction 6 of the M80.

The Ordnance Survey Extract, which is for identification purposes only, shows the location of the premises.

DESCRIPTION:

The property is of steel portal frame construction surmounted by a pitched roof over clad in profiled metal sheeting. The property was constructed in the 1980's and refurbished in 2011. The property has unreserved parking to the front and a secure yard bound in palisade fencing to the rear.

Internally, the property provides good quality open plan office accommodation with air conditioning throughout, suspended ceiling and floor boxes. The warehouse section of the property has a concrete floor, wall mounted electric convection heater and is accessed by a roller shutter door. The warehouse has clear eaves height of 4.29m.



FLOOR AREAS:

We calculate the property to extend to the following gross internal floor areas:

Office/ Reception	282.17 sq.m	(3,037 sq.ft)
Warehouse	93.55 sq.m	(1,007 sq.ft)
Total	395.71 sqm	(4,044 sq.ft)

RATING:

According the Scottish Assessors Association website (www.saa.gov.uk) the subjects are entered in the current valuation roll at a Rateable Value of £22,000.

The 2017/18 standard rate poundage is 46.6p, calculating an annual liability of £10,252 approximately.

A new occupier has the automatic right of appeal against this assessment.

PRICE:

Offers are invited for our clients Heritable Interest.

LEASE TERMS:

Our clients are looking to lease the property on the basis of a new Full Repairing and Insuring lease for a minimum period of 5 years minimum. Rental offers in the region of £25,000 per annum are invited.

VAT:

For the avoidance of doubt, all figures and price quoted are exclusive of VAT however, we are advised by our client that the subject are / are not (delete as appropriate) not elected for VAT.

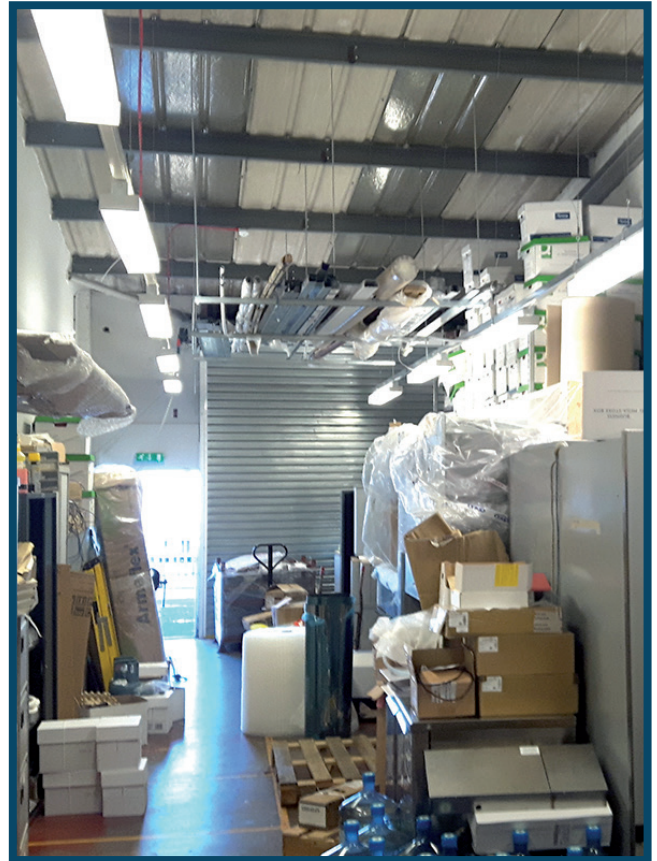
EPC:

The subjects have be assessed to have a '#' Rating.

A copy of the Energy Performance Certificate is available to interested parties on request.

PURCHASERS PACK:

A purchasers pack has been assembled by DM Hall LLP and their clients, which contains a variety of specialist due diligence reports and a copy can be made available to genuinely interested parties, on request.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs incurred in any transaction together with VAT thereon.

A purchaser will be responsible for Land and Buildings Transaction Tax (LBTT).

VIEWING & FURTHER

INFORMATION: Strictly by prior appointment with the sole agents:-

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REFERENCE:

WSA1242

DATE OF PUBLICATION:

December 2017



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