

MUIRFIELD CENTRE, 1A SOUTH MUIRHEAD ROAD, CUMBERNAULD, G67 1AX



- ▲ SUITES FROM 210 SQFT - 2,153 SQFT
- ▲ ATTRACTIVE LOCATION IN CUMBERNAULD TOWN CENTRE
- ▲ ON SITE CAR PARKING
- ▲ EXCELLENT TRANSPORT LINKS
- ▲ RECEPTION SERVICE/MEETING ROOMS
- ▲ BRAND NEW DEVELOPMENT
- ▲ COMPETITIVE RENTS AND RENTAL PACKAGES
- ▲ TAKE THE INTERACTIVE TOUR!

Tel: 0141 331 2807
www.shepherd.co.uk

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LOCATION

The Muirfield Centre is located within Cumbernauld town centre in close proximity to the town's main retailing area. Cumbernauld is strategically placed being 14 miles from Glasgow City Centre and 38 miles from Edinburgh. The local area benefits from excellent transport links with numerous bus services and a rail line located at Cumbernauld railway station.

DESCRIPTION

The newly constructed Muirfield Business Centre is a high quality, purpose built three storey office and community centre providing a variety of suites ranging from 210 sq ft – 2,153 sq ft.

The building benefits from large full height tinted glazing throughout, allowing a large amount of natural light into the subjects. Two entrance areas provide access to the attractive full height glazed entrance area.

The individual suites benefit from a modern finish with carpeted floors, painted plasterboard walls and suspended ceilings with recessed LED Lighting. Gas central heating is provided throughout.

Occupiers have the use of various common facilities including toilets, kitchen's, meeting rooms and an external courtyard.

The Muirfield Centre offers a full reception service from Monday to Friday between 8am – 5pm, although access can be gained out with these hours.

There is extensive communal car parking to the rear and side of the property as well as cycle storage.

ACCOMMODATION

Office suites ranging from **19.51 sq m (210 sq ft) – 200.02 sq m (2,153 sq ft)** are available.

ASKING RENT

Our client is seeking annual rental offers in the region of £12.00 per sq ft pax on negotiable lease terms. Please contact the agent for full pricing details.

RATING

Contact the agent for further information. All office suites in the building benefit from 100% rates relief. If a tenant qualifies for the Small Business Bonus Scheme with exception to Suite 17.

SERVICE CHARGE

A service charge will exist in respect of the common parts of the building. It is understood that the current service budget for the property is **£9.00 per sq ft**.

Electricity and heating costs within the office suites are included in the service charge as well as a host of other services. Information available upon request.

EPC

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Please note, incoming tenants will be responsible for their own legal costs relative to the transaction. If any alterations are required to the standard lease the tenant will be responsible for our clients legal files.

VIEWING

For further information or viewing arrangements please contact the sole agents:

A Shepherd Chartered Surveyors,
32 Campbell Street, Hamilton, ML3 6AS

T 01698 534 288
0141 331 2807

E Fraser Smith - f.smith@shepherd.co.uk

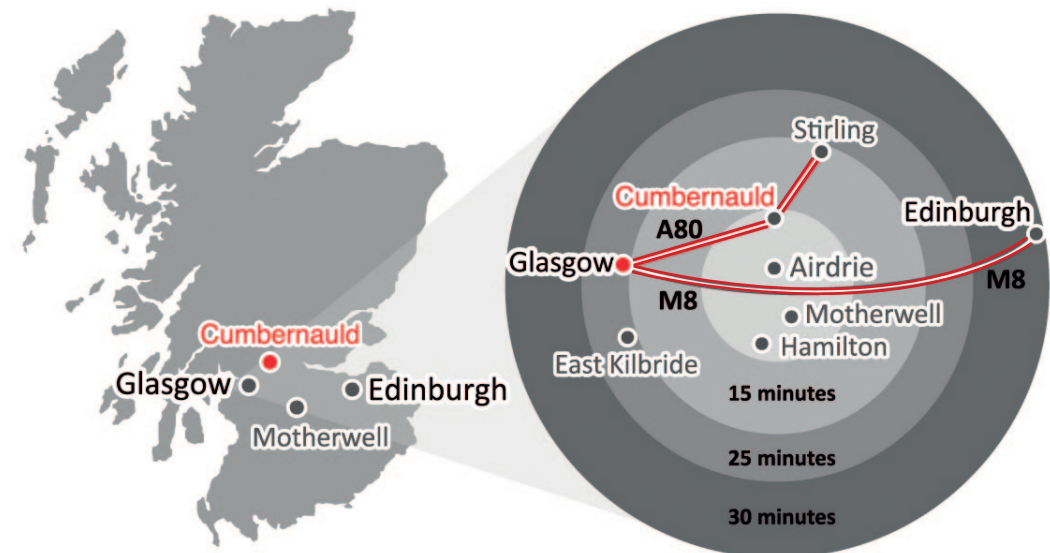
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REVISED DATE

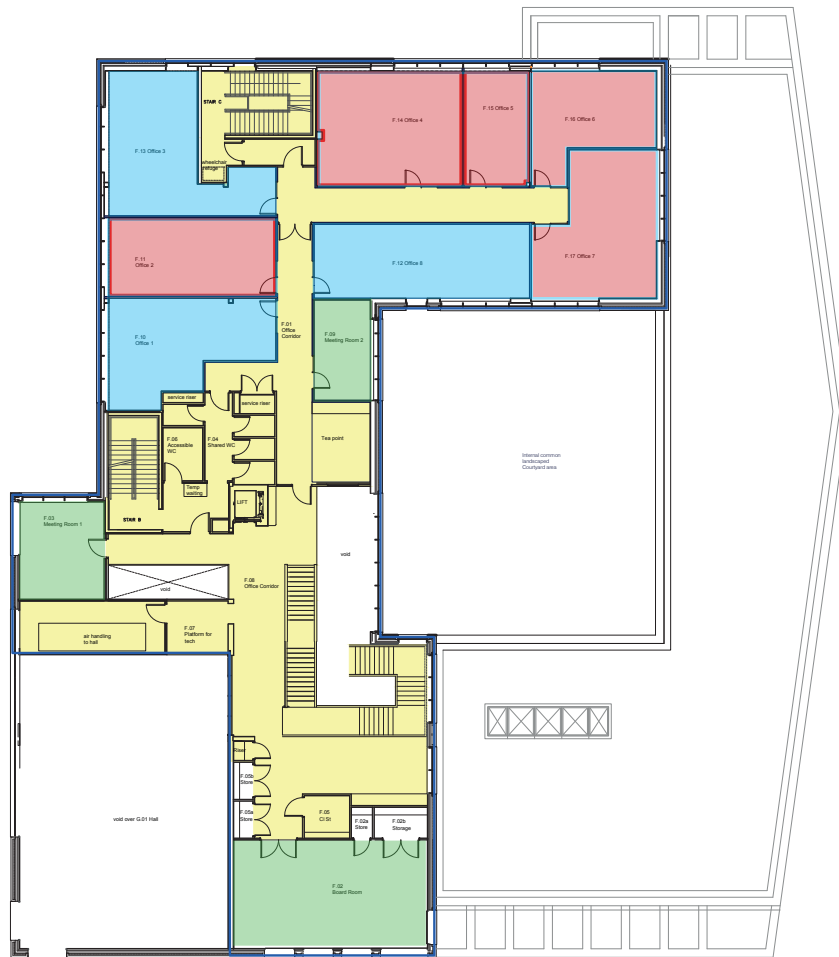
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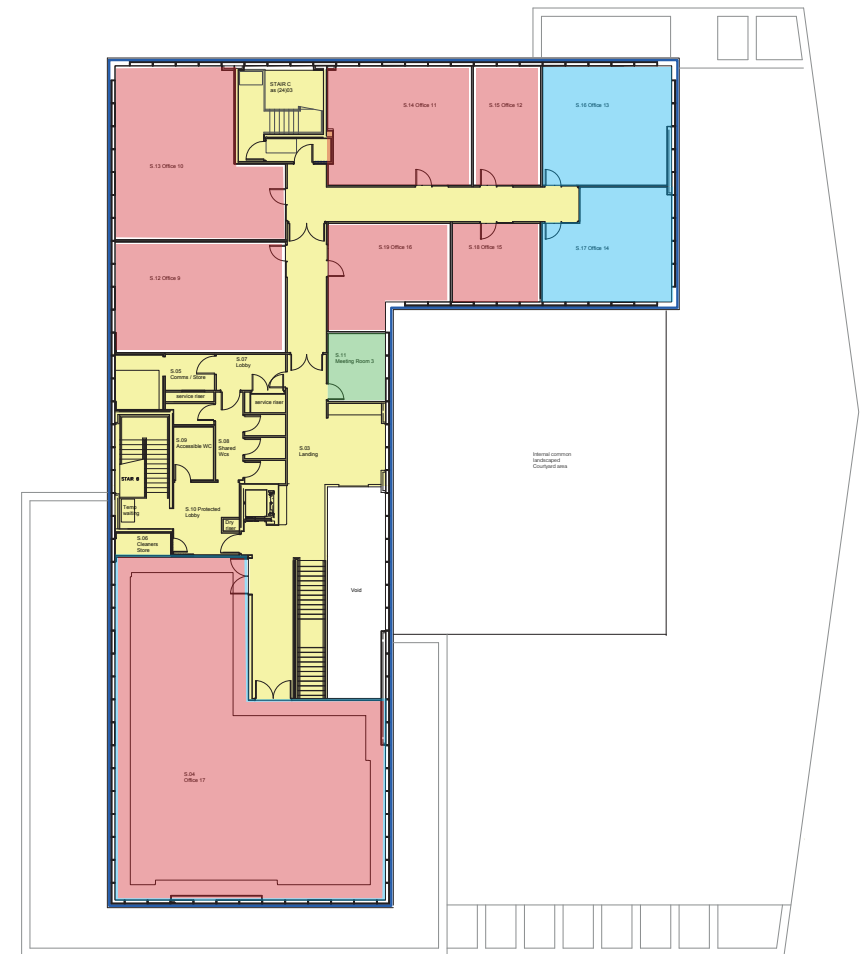
TO LET

NEW BUILD OFFICE SUITES

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SUITE	FLOOR AREA (SQ FT)	AVAILABILITY
1	420	VACANT
2	388	LET
3	474	VACANT
4	484	LET
5	215	LET
6	323	LET
7	463	LET
8	469	VACANT
9	549	LET
10	667	LET
11	484	LET
12	237	LET
13	441	VACANT
14	398	VACANT
15	204	LET
16	291	LET
17	2153	LET



KEY	
Blue = Vacant	Yellow = Common Areas
Red = Let Suites	Green = Meeting Rooms

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