

**EIGHT
GRAYSHILL**
CUMBERNAULD



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FOR SALE / TO LET
OFFICES OR INDUSTRIAL



SPECIFICATION HIGHLIGHTS

5,768 sq m (62,086 sq ft)
Modern standalone property
Potential for conversion to Industrial or Call Centre
Private car park and separate yard





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THE PROPERTY IS A STANDALONE BUILDING OF 1990'S STEEL PORTAL FRAME CONSTRUCTION, EXTERNALLY CLAD WITH A COMBINATION OF BRICKWORK WALLS AND INSULATED PANEL CLADDING. THERE IS A STEEL STRUCTURAL MEZZANINE WITH CONCRETE SLAB FLOOR EXTENDING A VAST PROPORTION OF THE GROUND FLOOR AREA.

Staff canteen, kitchen and toilet facilities are also included at ground floor level.

We consider the property to be suitable for conversion back to the original industrial configuration either with retention or removal of the structural mezzanine.

Alternatively, the property could be converted to a more conventional open plan office / call centre.

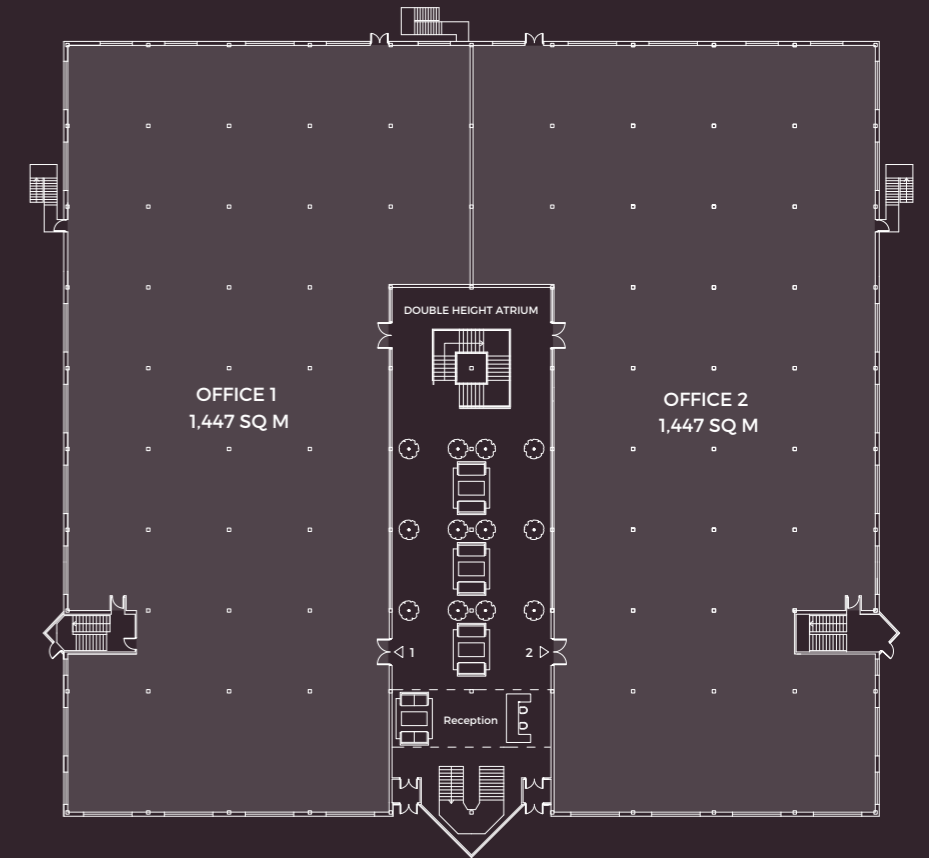
Our client would be willing to consider refurbishment of the property to suit a specific occupier requirement.

OFFICE ACCOMMODATION

FLOOR	SQ FT	SQ M
Ground	31,151	2,894
First	30,935	2,874
TOTAL	62,086	5,768

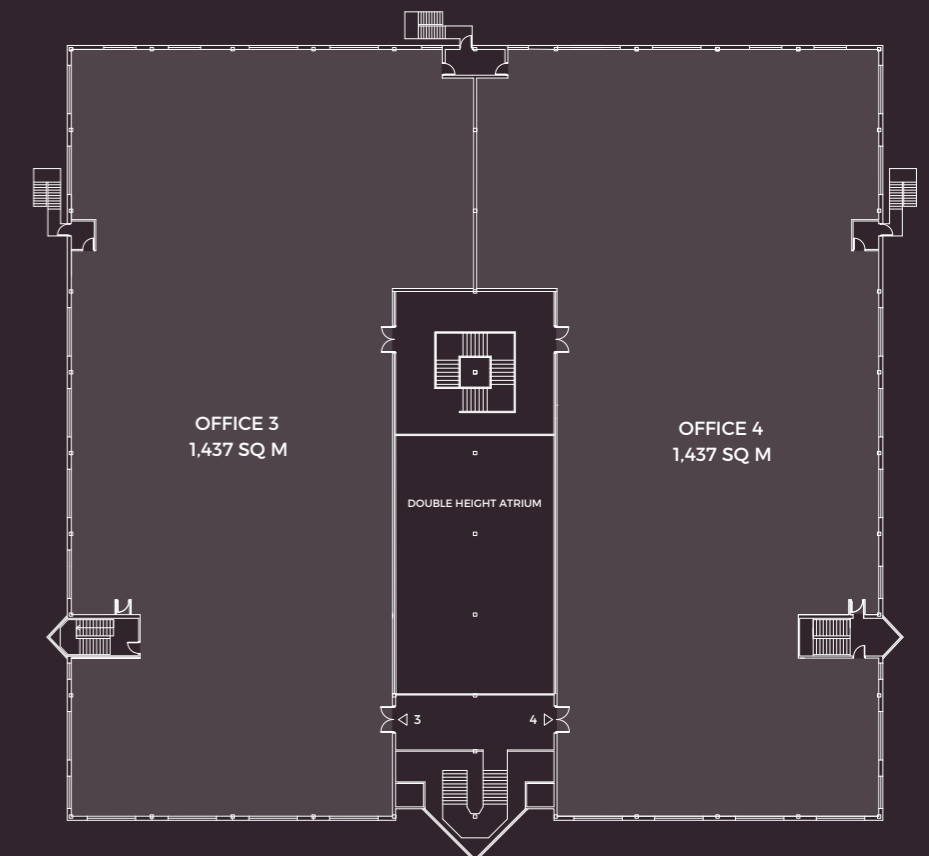
GROUND FLOOR

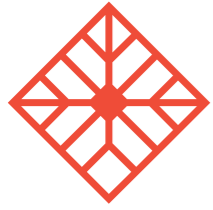
31,151 Sq Ft
2,894 Sq M



FIRST FLOOR

30,935 Sq Ft
2,874 Sq M





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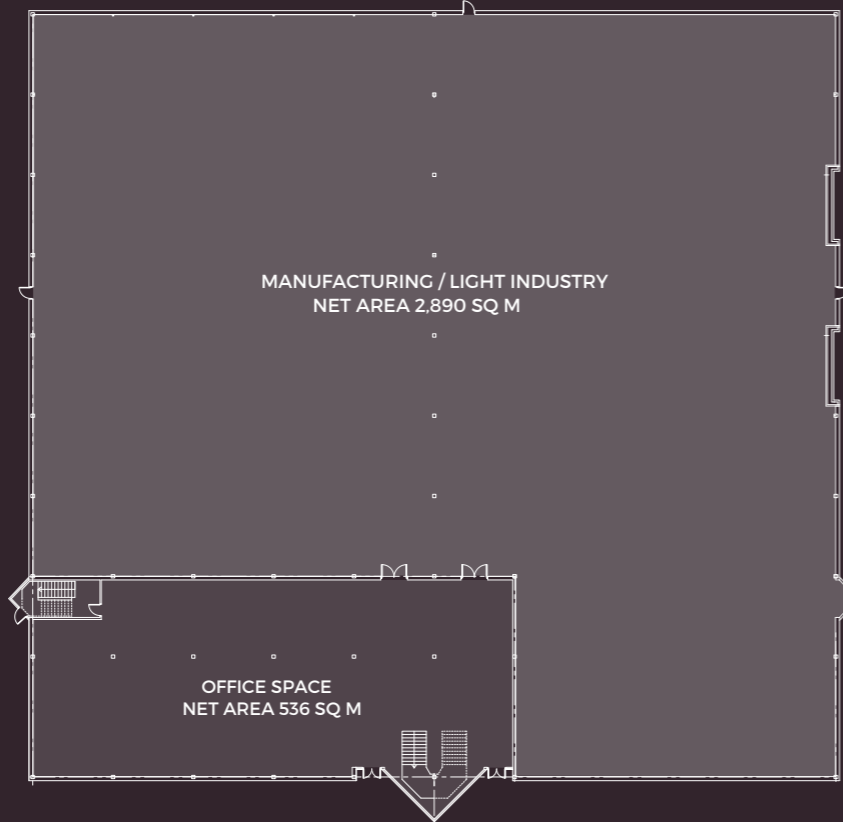
INDUSTRIAL ACCOMMODATION

GROUND FLOOR

Office
5,769 Sq Ft
536 Sq M



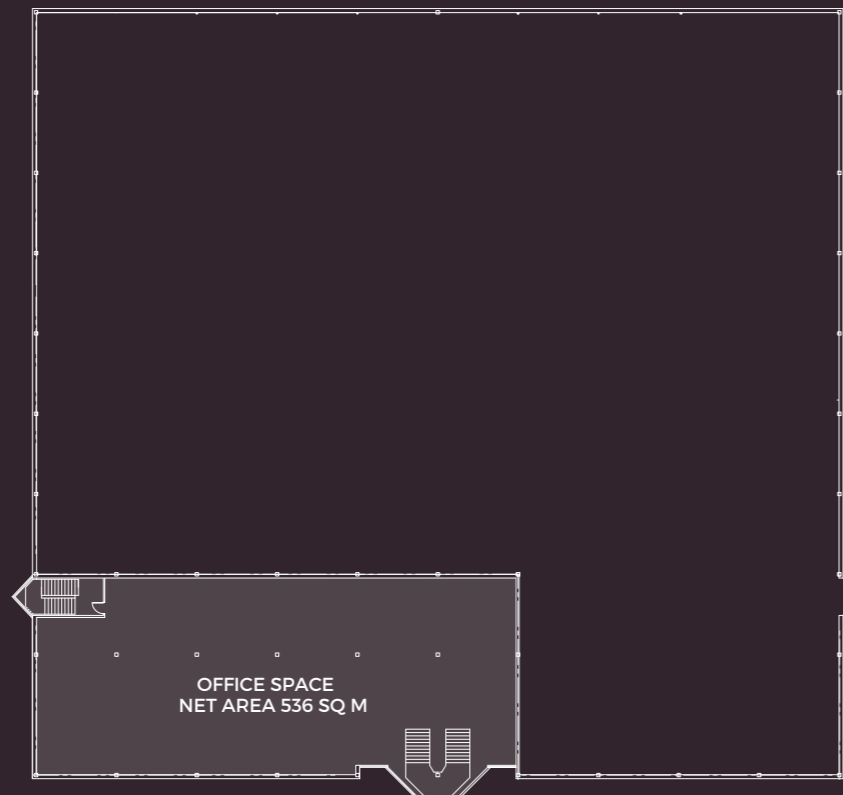
Industrial
31,108 Sq Ft
2,890 Sq M



FIRST FLOOR

Office
5,769 Sq Ft
536 Sq M

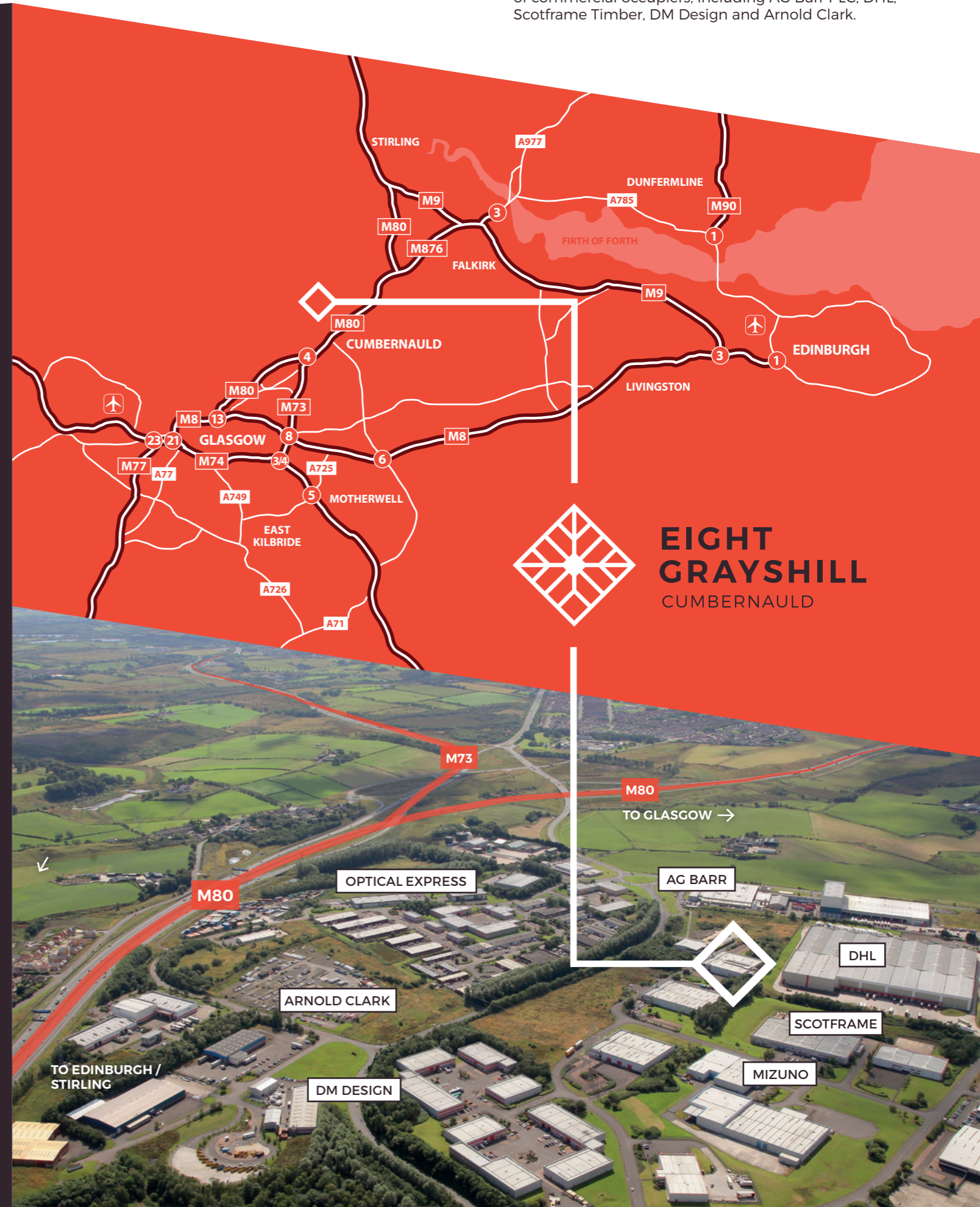
FLOOR	SQ FT	SQ M
Ground (Office)	5,769	536
Ground (Industrial)	31,108	2,890
First (Office)	5,769	536
TOTAL	42,646	3,962



THE PROPERTY IS SITUATED ON GRAYSHILL ROAD, WITHIN THE WESTFIELD INDUSTRIAL AREA OF CUMBERNAULD.

Westfield is ideally situated for access to the M80 (J4) and M73 (J3) motorways, with the junctions within 1 mile of the property, which offer ease of road transport throughout Scotland and the South.

The immediate surrounding area comprises a number of commercial occupiers, including AG Barr PLC, DHL, Scotframe Timber, DM Design and Arnold Clark.



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LEASE TERMS

The property is available on a new FRI lease, or alternatively, our client may consider selling their Heritable Interest in the property.

LOCAL AUTHORITY RATES

The Rateable Value of the property is set at £423,000.

ENERGY PERFORMANCE

The EPC rating of the property is D Plus. A copy of the report can be provided on request.

VAT

VAT will be payable on any rent or purchase price.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction, with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.



VIEWING & FURTHER INFORMATION

Strictly by appointment via:

DAVID COBBAN

t: 0141 222 4101
e: dcobban@savills.com

ANDY CUNNINGHAM

t: 0141 223 8790
e: andy.cunningham@cbre.com



W I R E F O X



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8 Grayhill Road / Cumbernauld / G68 9HQ

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