

FULLY REFURBISHED  
INDUSTRIAL ACCOMMODATION  
FROM 5,948 - 11,896 SQ FT



## WESTFIELD PARK

## DEERDYKES COURT (SOUTH)

G68 9HW

The property comprises four industrial units with excellent motorway exposure onto the M80. The units are approximately 5,948 sq ft and are fully refurbished, ready for occupation.

Individually, each unit benefits from office accommodation, male and female toilets and tea prep facilities. Customer and staff car parking is located at the front of the unit, whilst a newly resurfaced yard area at the rear provides access for deliveries and is fully secure.

Refurbishment works also include freshly decorated office accommodation, new carpets and WCs. The warehouse has been redecorated and the cladding has been cleaned and renewed where necessary. The terrace sits within a well maintained landscaped environment and the landlord is committed to invest in the Estate.

**GVA**

0141 300 8000  
gva.co.uk



# DEERDYKES COURT (SOUTH)

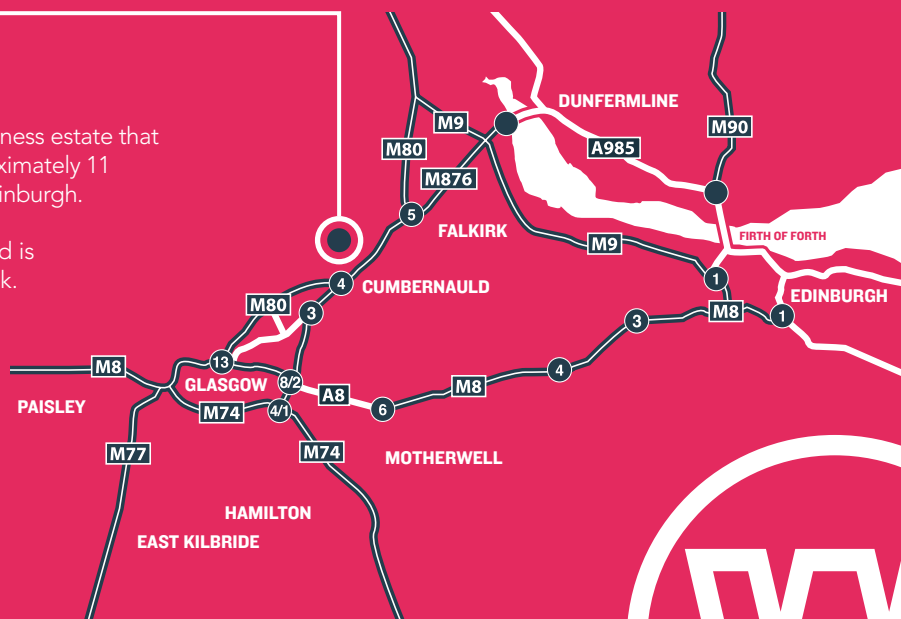
G68 9HW

## LOCATION

Westfield Park is an established and recognised business estate that sits at the heart of Scotland's Central Belt. It is approximately 11 miles north-east of Glasgow and 40 miles west of Edinburgh.

The Park benefits from excellent transport links and is situated in the hub of Scotland's motorway network. The M80 connects with the M8, M73 and M74 to the south providing access to Glasgow and Edinburgh whilst the A9/M9 links to Falkirk, Stirling, Perth and beyond.

Deerdykes Court South is situated parallel to the M80 and along Deerdykes Road, heading to Westfield Road. Surrounding occupiers include Arnold Clark, Thistle Systems Group, Palletline and existing occupier Hill-Rom.



## LEASE TERMS

The property is available to lease on flexible terms, which can be tailored to meet the requirements of the incoming occupier. For further information on rent and lease length, please contact the letting agents.

## SERVICE CHARGE

There will be a service charge payable for the repair and maintenance of common parts along with the security and services within the estate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred. In the usual manner the incoming tenant will be responsible for any LBTT or registration dues.

## ENERGY PERFORMANCE

EPC rating is available upon request.

## VIEWING & FURTHER INFORMATION

# GVA

0141 300 8000  
gva.co.uk

Craig Semple  
craig.semple@gva.co.uk  
0141 305 6314

Kate Anderson  
kate.anderson@gva.co.uk  
0141 305 6384

GVA for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that; (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, in whole or in part, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of GVA or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. September 2017.