

TO LET - INDUSTRIAL

UNIT 9 TOLLPARK ROAD

Wardpark Trade Park, Wardpark Industrial Estate,
Cumbernauld, G68 0LW



Key Highlights

- 4,602 sq ft
- Excellent communication links to the M80/M9/M8
- Communal yard space
- Office accommodation
- Trade Counter opportunity
- Roller shutter door access
- On-site security

SAVILLS Glasgow
163 West George Street
Glasgow G2 2JJ
0141 248 7342
savills.co.uk



Location

Located in an established industrial location within central Scotland, providing excellent transport links across the UK. The estate is adjacent to the M80 providing direct access to Scotland's central motorway triangle (M8/M9/M80).

Description

9 Tollpark Rpad comprises an end-terraced industrial warehouse within Wardpark Trade Park, Cumbernauld. The property currently benefits from steel portal frame construction, modest eaves, a roller shutter door, three phase power, yard space, office accommodation and car parking. Nearby occupiers include Screwfix, Howdens, YESSS Electrical and Toolstation.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 9 Tollpark Road	4,602	427.54	Available
Total	4,602	427.54	

Viewings

Available via the letting agents.

Terms

Available on new full repairing and insuring leases.

Legal Costs & VAT

All parties will be responsible for their own legal costs incurred in the transaction. VAT will be payable where applicable.

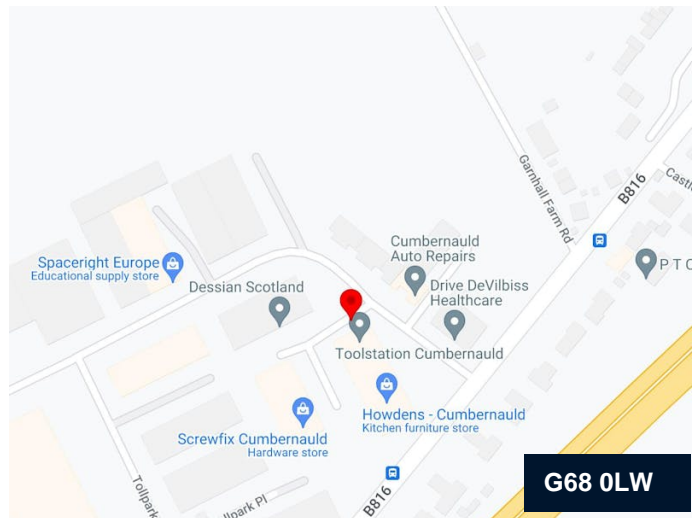
Energy Performance Certificate

EPC available on request.

Business Rates

Rates payable: £12,076.50 per annum

(based upon Rateable Value: £24,250)



Contact

Jonathon Webster

0141 222 4114

07976910987

jonathon.webster@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated by AgentsInsight / Generated on 24/09/2024

