



First Floor Office Suite To Let

High Quality Open Plan Office Accommodation

1A Carradale Crescent, Broadwood Business Park, Cumbernauld, G68 9LE

- 3,100 sq ft (288 sq m) office suite available
- Suitable for a variety of uses
- Ready for immediate occupation
- Highly competitive terms on offer
- Excellent onsite car parking

On the instructions of Clowes Securities (West Midland) LLP



0141 221 9191

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Location

Broadwood Business Park is located approximately 14 miles (22km) to the north east of Glasgow City Centre, and 1.5 miles (2.4km) west of Cumbernauld Town Centre. The Park is easily accessible from Junction 4 of the M80 Motorway, with direct access off Westfield Road at Broadwood Roundabout. Croy Railway Station is also within close proximity.

Description

Broadwood Business Park comprises 3 office pavilions set within landscaped grounds adjacent to Broadwood Loch. The subject property comprises the first floor west suite of a two storey office pavilion.

Internally the suite provides high quality office space which benefits from excellent natural light. The office is mostly open plan but some cellular offices have been incorporated.

The main features are as follows:

- Raised access floor
- Suspended ceiling with air conditioning
- Gas central heating
- Cat 2 lighting
- Double height entrance foyer
- Dedicated kitchen
- Disabled access and WC facilities
- Male & female WC facilities
- Excellent car parking provision with overspill car park
- Lift Access

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the net internal area to be as follows:

	Sq Ft
First Floor (West)	3,100

Lease Terms

The suite is available To Let on a new full repairing and insuring basis. Quoting terms are available on request.

Rent

The suite is available to let at a rental of £7.50 per sq ft.

Energy Performance Certificate

The suite has an EPC rating of D and a copy of the certificate and recommendation report is available.

Local Authority Rates

We have been advised by the local Assessors Department that the subjects have the following rateable value:

Rateable Value: £14,300.00.

Interested parties should make their own enquiries with the local Assessor and further information is available at www.saa.gov.uk.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the purchaser being responsible for any registration fees and stamp duty.

VAT

VAT is applicable at the prevailing rate.

Viewing & Further Information

Contact the sole letting agents:

Alex MacKay
0141 566 6987
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Alternatively, please contact our joint agent:

Scott Cameron
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