

TO LET

Large Industrial Store & Surfaced Yard



Old Quarry Road, Westfield Industrial Estate, Cumbernauld, G68 9NB



- Industrial Store - **29,000 sq ft**
- Yard area 1.165 Acres
- Rare letting opportunity
- High eaves height shed
- Popular industrial location
- Secure facility
- Flexible lease terms available
- Can be let separately

VIEWING & FURTHER INFORMATION:

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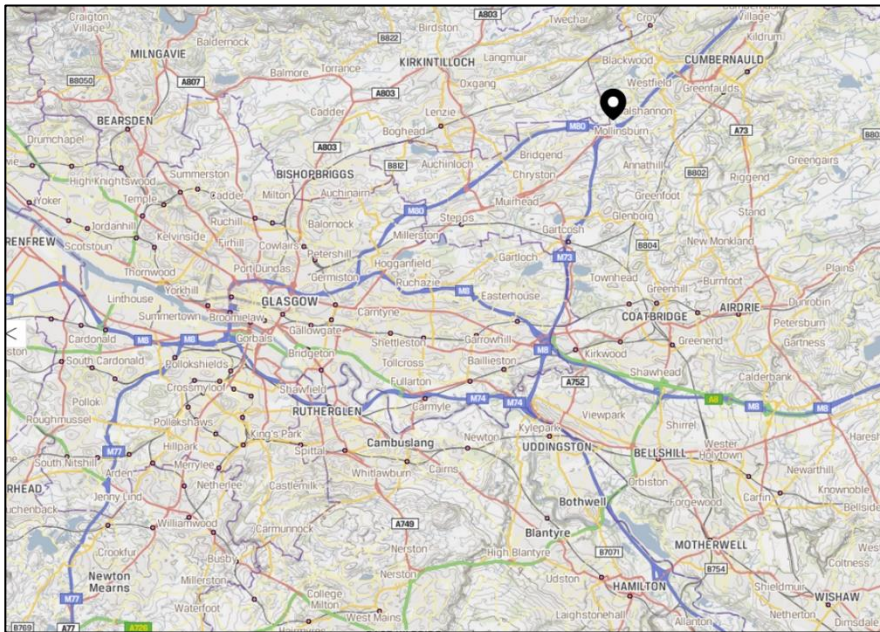
T: 0141 331 2807

www.shepherd.co.uk

On instructions of



Scottish Water Horizons



LOCATION

The subjects are located within Deerdykes Industrial estate which is located approximately 11 miles north east of Glasgow city centre and approximately 40 miles to the west of Edinburgh. The subjects are highlighted on the above plan which show the extensive road networks nearby. The nearby area benefits from excellent road links via the M80 motorway network and the wider M74 and M73 network. The industrial estate comprises a mix of national and local business mainly involved in distribution and other industrial uses. Many of the units comprise purpose built industrial facilities. These businesses have chosen to be based in this location given the convenient motorway access via junction 4 of the M80 and junction 3 of the M73. The opportunity is based within Scottish Waters Horizons existing renewable energy generation facility an 11 acres secure compound.



TO LET

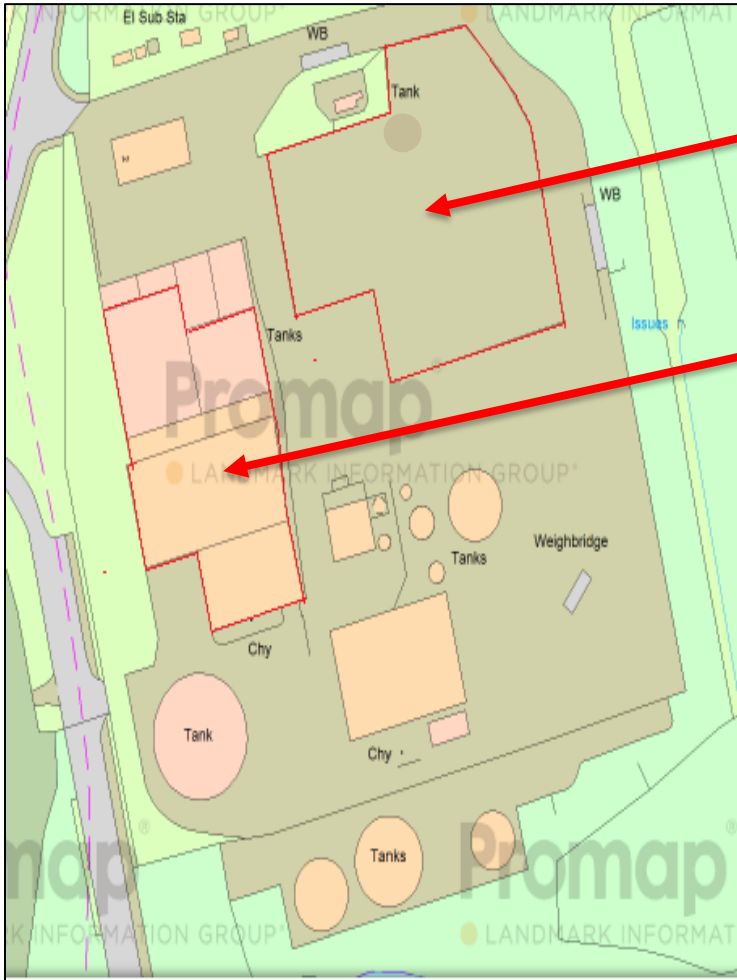
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Secure yard for lease approx site area
1.165 Acres

Industrial Store - 29,000 sq ft



Secured Yard



Industrial Store



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DESCRIPTION/ACCOMMODATION

The subjects comprise two opportunities to let within Scottish Water renewable energy regeneration facility:

SECURE YARD

The secure yard comprises a broadly level concrete hard standing yard which is secured by a steel palisade perimeter fence. The approximate area of this yard equates to **1.165 Acres**. The site is accessed from the main Scottish Water entrance which provides a degree of security and presence. **We are seeking an annual rent of £25,000 per annum exclusive of VAT on standard commercial terms.**

INDUSTRIAL STORE

The subjects comprises a large industrial store which equates to approximately 29,000 sqft. The store is accessed by 2 large roller shutter doors. The unit benefits from a high degree of natural daylight by means of translucent roof panels. The unit could be used for a variety of uses. **We are seeking an annual rent of £50,000 per annum on standard commercial terms.**

LEGAL COSTS

Each party will be responsible for their own reasonably incurred legal expenses relative to the letting.

VIEWING

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

A: Shepherd Chartered Surveyors
5th Floor, 80 St Vincent Street, Glasgow, G2 5UB

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RATING

The subjects would require to be reassessed for any new occupier taking entry.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any tenant to satisfy themselves in this respect.

VAT

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

