

DRAFT BROCHURE

22-28 NAPIER PLACE

Wardpark Industrial Estate, Cumbernauld, Glasgow G68 0LL

TO LET/MAY SELL
32,083 SQ FT



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- Modern Warehouse/Production Building
- Large Secure Yard
- Immediate Access to A80
- Fast & easy access to Glasgow City Centre, M74 & Scotland's motorway network
- Rare opportunity to purchase

LOCATION

Cumbernauld is one of Scotland's most successful business locations, lying approximately 11 miles north east of Glasgow and 14 miles south west of Stirling.

The town benefits from excellent road communications with direct access onto the A80 which links to the M73, M8 and M74 motorways.

The subjects are situated in Napier Place within Wardpark Industrial Estate, the largest industrial location within Cumbernauld, approximately 2 miles north of the town centre and benefitting from immediate access to the A80.

There are 2 rail lines serving the town, as well as excellent bus services connecting to Glasgow, Edinburgh and beyond. Both Glasgow and Edinburgh International airports are within 30 minutes drive of Cumbernauld.

Major local occupiers providing testament to the location include Wm Grant Distillers, Scottish Power, GIST/M&S, Cummins, Screwfix, Howdens and Wardpark Film Studios. The Westway Retail Park is also located on the periphery of the estate. Occupiers include; B&Q, Halfords and Pets at Home.

DESCRIPTION

The property comprises a modern detached industrial/distribution unit of steel portal frame construction benefitting from the following salient features:

Warehouse:

- 5m Eaves height rising to 5.6m at roof apex
- Heating & Lighting to warehouse
- 2 no. ground level vehicular doors
- Painted concrete floor
- Concrete panel and blockwork walls
- 10% Translucent Roof Lights
- Warehouse Office
- Mezzanines

Offices:

- 2 Storey
- Entrance Foyer, General Offices, Tea Prep Area and Canteen
- Male, Female and Disabled WCs
- Carpet floor coverings
- Suspended Tiled Ceilings
- Recessed fluorescent lighting
- Ceiling mounted air conditioning cassettes
- Gas fired radiators
- Perimeter trunking
- Double Glazed aluminium frame windows

Externally, the property lies within a pleasant landscaped environment with car parking for up to 40 cars.

The subjects also benefit from a tarmac concrete surfaced secure yard of approximately 0.29 acres (0.12 ha).

FLOOR AREAS

The Property has the following approximate Gross Internal Floor Areas:

	SQ FT	SQ M
Warehouse	21,496	1,997.02
Warehouse office	323	30.03
GF Offices/welfare	3,840	356.74
GF Offices/welfare	4,152	385.69
Mezzanines	1,509	140.17
Total GIA (approx.)	32,083	2,909.65

RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £80,000.

Estimated Rates payable for 2020/21 to be approximately £40,240. Interested parties are however advised to make their own enquiries to Lanarkshire Lanarkshire assessor's department, telephone 01698 476 000.

AREA

The subjects lie on a site of 1.92 acres (0.78 ha).

LEGAL COSTS & LBTT

Each party will be responsible for bearing their own legal costs in any transaction. In the normal manner, the purchaser will be responsible for any Land & Buildings Transaction Tax (LBTT) and registration dues.

TERMS On application.

ENTRY Upon conclusion of legal missives.

EPC Energy Performance Rating to be confirmed.

VAT All prices and other costs are quoted exclusive of VAT. VAT will be charged on the purchase price.



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VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact:

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