





Wardpark Place comprises fully refurbished, detached industrial warehouse accommodation within Wardpark Industrial Estate, Cumbernauld.

Refurbished in September 2021, the properties benefit from steel portal frame construction, 6.1 m eaves, two electric roller shutter doors, LED lighting, painted concrete flooring, office / welfare provision, three phase power, extensive yard space and car parking.

The properties have also been fully re-clad and re-roofed.



asgow



hree phase lectricity



e-roofed



Two electric roller shutted doors



LED lighting



Communal parking

Siteplan



Accommodation

nit	sq ft	sq m	Comments
- 3 Wardpark Place	24,726	2,297	Available
Wardpark Place	24,945	2,317	Available





Wardpark South

Wardpark Place, Wardpark Industrial Estate, Cumbernauld G67 3HX

EPC

VAT

EPC available upon request.

VAT will be payable where applicable.

Legal Costs

Terms

All parties will be responsible for their own legal costs incurred in the transaction.

Available on new full repairing and insuring leases.

Viewing / Further Information

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by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. March 2023

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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).



By Road

Located adjacent to the M80.



By Rail

Cumbernauld Railway Station is approx. 3 miles from Wardpark Place.

By Bus



SPT provide a bus service (346) that goes from Cumbernauld Railway Station to Wardpark.

The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or or enter into a robe accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in

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