

**Mileway**

Wardpark Place, Wardpark Industrial Estate, Cumbernauld G67 3HX

CUMBERNAULD

# Wardpark South

**Available to Let**

Two refurbished warehouse units  
Unit 1-3: 24,726 sq ft. Unit 6: 24,945 sq ft.





# Wardpark South

- Fully refurbished
- Office space
- 24/7 on-site security
- 4.5 m to 6.10 m eaves
- Extensive yard space
- Suitable for Classes 4, 5 & 6

**Available to Let**  
Fully refurbished warehouse units  
24,726 sq ft to 24,945 sq ft

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.

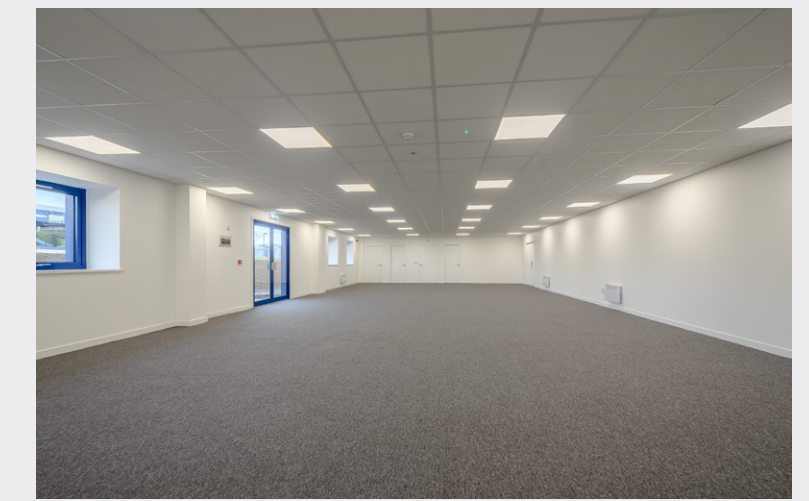
- Glasgow 15 miles
- Three phase electricity
- Re-roofed
- Two electric roller shutter doors
- LED lighting
- Communal parking

## Siteplan



## Accommodation

Unit	sq ft	sq m	Comments
1 - 3 Wardpark Place	24,726	2,297	Available
6 Wardpark Place	24,945	2,317	Available



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## EPC

EPC available upon request.

## Legal Costs

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

## Viewing / Further Information

## Mileway

Glen Spearing  
T +44 (0)141 846 0480  
scotland@Mileway.com



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Ross Sinclair  
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## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.



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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.

