



CARBRAIN INDUSTRIAL ESTATE, GLENCRYAN ROAD, CUMBERNAULD, G67 2UH

TO LET – INDUSTRIAL / WORKSHOP UNITS, AVAILABLE FROM 1,977 SQ FT

- Located within the popular Carbrain Ind Est of Cumbernauld next to Cumbernauld Train Station
- Units eligible for 100% rates relief under Small Business Bonus Scheme
- Easy M80 motorway access
- Available for immediate occupation

LOCATION

Carbrain Industrial Estate is located at the east end of Glencryan Road, less than 2 miles from Cumbernauld town centre. Junction 4A of the M80 motorway is located a short 4-minute drive to the northwest, this connects with the M73, M8, M74 and beyond into the motorway network

Nearby public transport links are plentiful and are provided by way of Cumbernauld Train Station, which is located less than half a mile west of the property with services to Edinburgh and Glasgow. Bus services also run regularly along South Carbrain Road.

DESCRIPTION

Carbrain Industrial Estate comprises 3 terraces of single storey, steel framed light industrial units, the roofs are pitched with profile sheeting.

The units benefit from 3 phase electricity and up and over vehicle roller shutters to the front with integrated pedestrian access doors.

The units are complete with 2 x WC's and some benefit from existing office space.

Clear eaves height of 3.87m

ACCOMMODATION

| | | |
|--------|--------------|-------------|
| 13C: | 183.70 SQ M | 1,977 SQ FT |
| 13D&E: | 374.12 SQ. M | 4,027 SQ FT |

BUSINESS RATES

Please refer to the Scottish Assessors Website <https://www.saa.gov.uk/>

The majority of units are eligible for 100% rates relief under the Small Business Bonus Scheme.

EPC

Available on request

ASKING TERMS

Available on FRI terms on an annual rental of

| | |
|--------|--------------------|
| 13C: | £12,000 per annum. |
| 13D&E: | £20,135 per annum. |

VIEWING & FURTHER INFORMATION

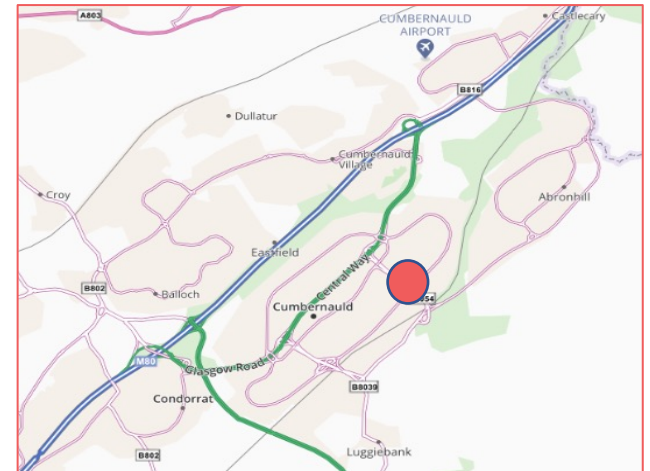
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