

HIGH QUALITY NEW INDUSTRIAL UNITS

Available Spring 2024

TO LET / FOR SALE

GRAYSHILL ROAD
CUMBERNAULD | G68 9HQ

WESTFIELD
INDUSTRIAL ESTATE

Available from 10,118 – 21,097 SQ FT

WESTFIELD

LOCATION:

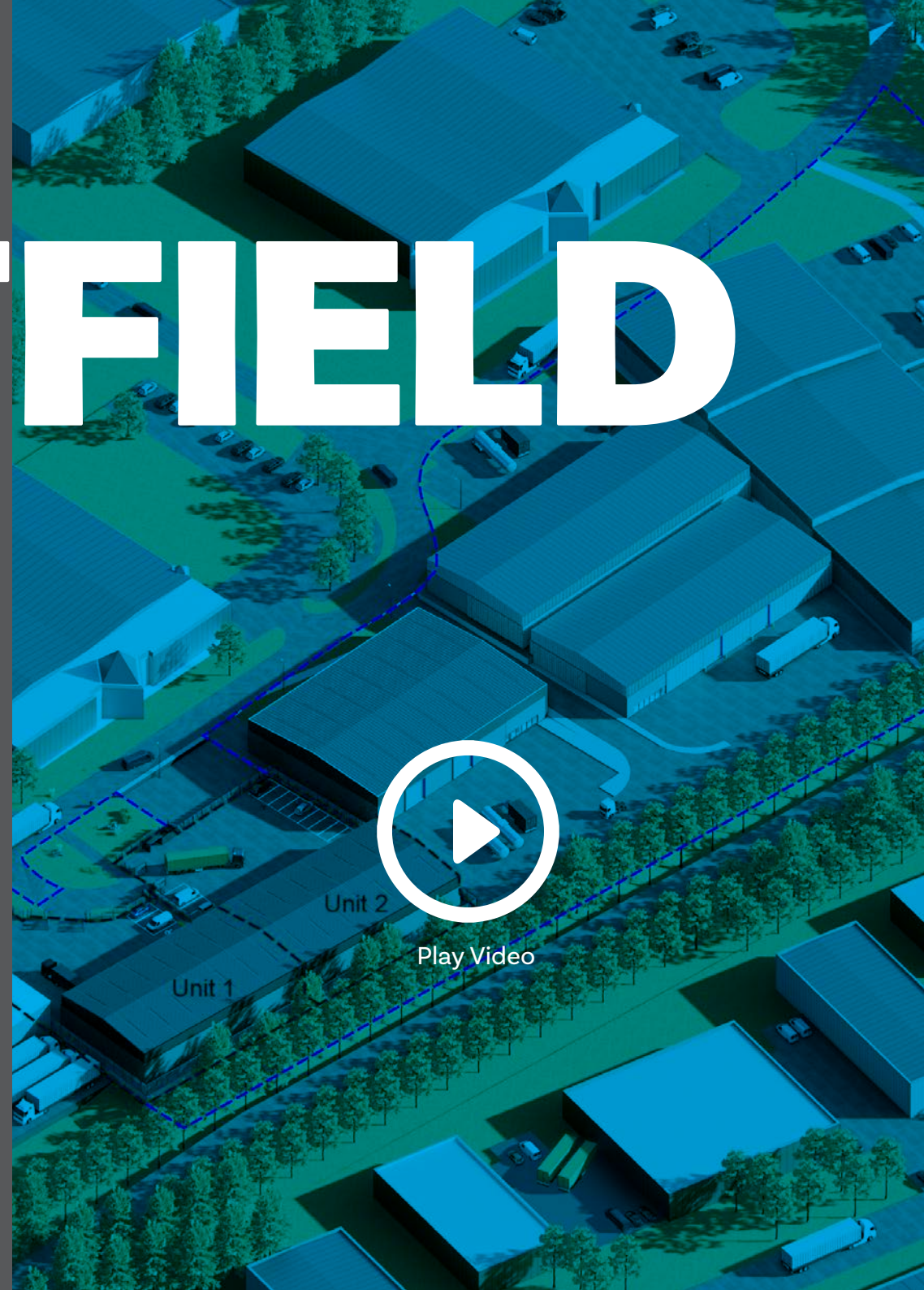
Westfield Industrial Estate, Cumbernauld is ideally situated within the heart of Scotland's Central Belt just 11 miles north-east of Glasgow, 16 miles south of Stirling and 40 miles west of Edinburgh.

Westfield is a highly popular location with easy access to the Scottish Motorway Network with estate being accessible via Junction 3A of the M80.

The M80 connects with the M8 at Glasgow travelling

west as well as the M9 travelling north beyond Stirling. The M73 connects with the M8 travelling south providing an easy link to Edinburgh as well as the M74 beyond which is the main route south connecting with the M6 at the Scotland & England border.

Nearby public transport links are provided with Croy Railway Station situated 2 miles north where direct services are provided to both Glasgow & Edinburgh.



DESCRIPTION:

Phase 1 comprises 2 x high quality new-build industrial units of steel portal frame construction benefitting from secure concrete surfaced yards. **The units will be built benefitting from the following specification:**

-  7.5M eaves
-  Secure concrete yards - 29M depth
-  Floor loading - 50.00kN/m²
-  Power - 90kVA
-  2 x electrically operated vehicle access doors
-  1,000 sq ft of internal office accommodation
-  Staff welfare / tea prep / shower facilities provided
-  LED lighting units throughout
-  10% roof lights
-  EPC - Target A
-  BREEAM - Target Very Good
-  Ample on site parking
-  Electric car charging
-  Cycling storage
-  Capacity for PV to be installed

ACCOMMODATION:

Phase 1

	Sq ^m	Sq ^{ft}
Unit 1	940	10,118
Unit 2	1,020	10,979
TOTAL	1,960	21,097



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RATEABLE VALUE

The subjects will be assessed for rates upon occupation. An incoming occupier will be eligible for 100% rates relief in the first year of a lease given they are new-build.

EPC

Target - A

ASKING TERMS

Available on FRI terms with quoting information available via the agents.

Alternatively the subjects are offered for sale with vacant possession with quoting information available on request

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FURTHER INFORMATION

Via the sole letting agents
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