

# TO LET/MAY SELL

77,479 sq ft (7,198 sq m) modern warehouse/production unit

- Clear internal heights of up to 9.4m
- 2 fully secure yards capable of expansion
- 3 dock levellers
- 3 ground level loading doors
- Dedicated parking
- Full and extensive refurbishment planned



To be fully refurbished

1 Grayshill Road, Westfield Industrial Estate, Cumbernauld, G68 9HQ



# Description

1 Grayshill Road offers a modern, standalone distribution/production unit. The unit is due to be extensively refurbished. The warehouse offers LED lighting throughout and is accessed through 3 dock levellers at the front of the unit and 3 ground level loading doors to the rear. Both sets of doors open into two, private secure yards, the larger of which is 60 meters.

The original warehouse has 5.5m meters to the underside of the haunch which extends to 6.2m at the apex. The extension to the building reaches 8m to the underside of the haunch and rises to 9.4m at the apex. There is office and amenities across the first and ground floor.

# Accommodation

AREA	SQ M	SQ FT
Warehouse	6,761.5	72,786
GF Office	207	2,228
FF Offices	229	2,465
Total	7,198	77,479

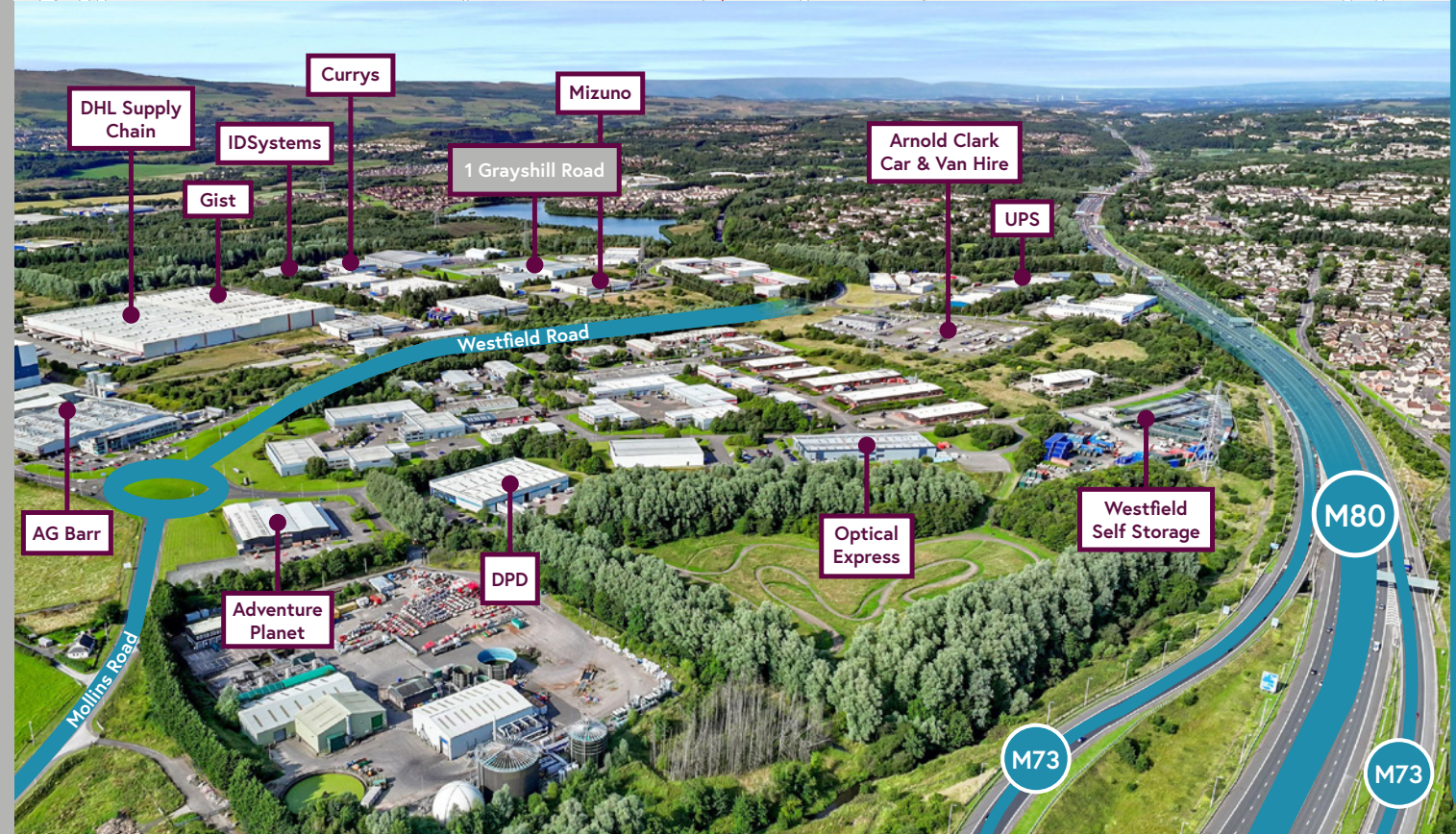




# Location

1 Grayhill Road, 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 the unit accessible via Junction 3 of the M73 & Junction 4 of the M80 both of which are immediately adjacent to Westfield.

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.







## Terms

The property is available to lease on Full Repairing & Insuring terms for a duration to be agreed by the parties. Alternatively, our client may consider a sale.

## Rent/Price

Price on application.

## VAT

The property is elected for VAT, therefore VAT will be payable on the purchase price.

## Legal Costs

Each party will be responsible for bearing their own legal costs, with the Tenant / Purchaser responsible for any Land and Buildings Transaction Tax (LBTT) or registration fees.

## EPC

EPC and further information available upon request.

## Viewing and Further Information

For viewing and further information please contact:

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