

FULL REFURBISHMENT WORKS UNDERWAY – AVAILABLE Q4 2025

Colliers



CGI COLOUR SCHEME INDICATIVE REFURBISHMENT

Newly Refurbished Modern Detached Warehouse / Production Building with Secure Yard

TO LET

**1 DEERDYKES COURT SOUTH
WESTFIELD, CUMBERNAULD G68 9HW**

38,719 SQ FT (3,597 SQ M)

- 5.8M AND 10M EAVES HEIGHT
- 3 GROUND LEVEL LOADING DOORS
- 2 STOREY OFFICES
- LARGE SECURE YARD
- GENEROUS CAR PARK
- EXCELLENT MOTORWAY CONNECTIONS –M80/M73/M74/M8
- SURROUNDING OCCUPIERS INCLUDE; AG BARR (IRN-BRU), DHL, M&S, DPD, CURRYS, ARNOLD CLARK, UPS, MIZUNO, OPTICAL EXPRESS, PULPTEC, PITREAVIE PACKAGING AND DAVIES TURNER

LOCATION & SITUATION

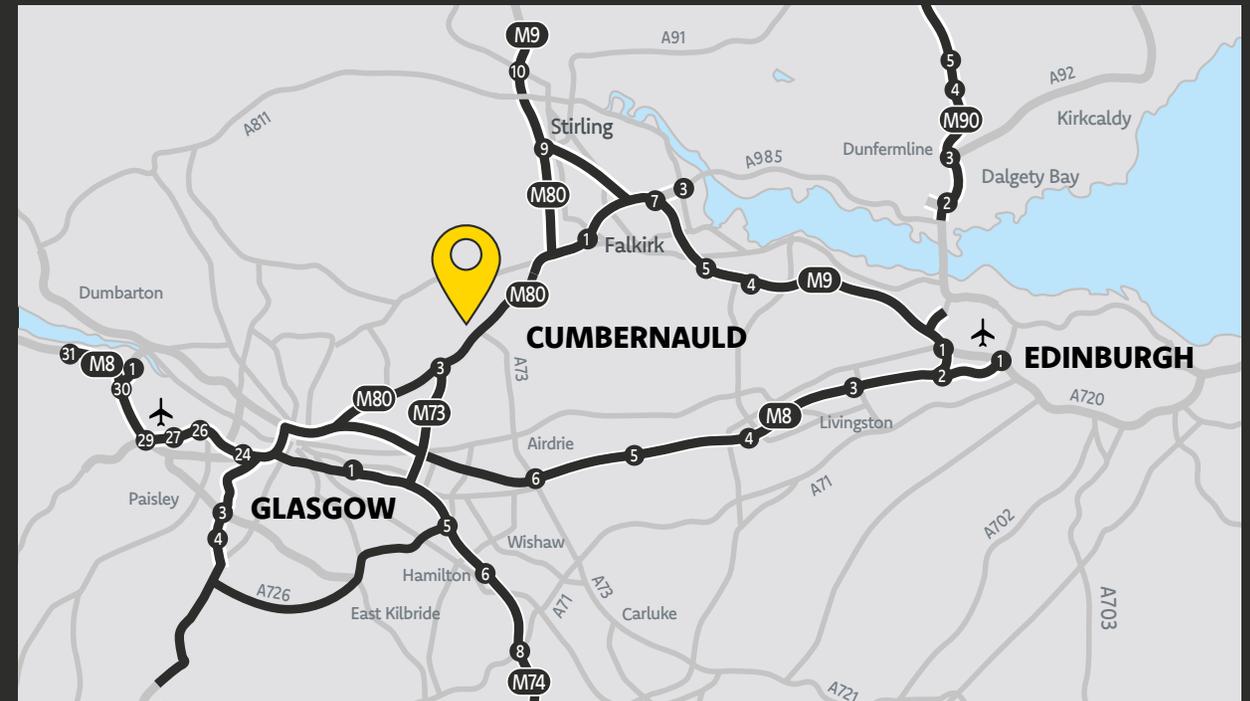
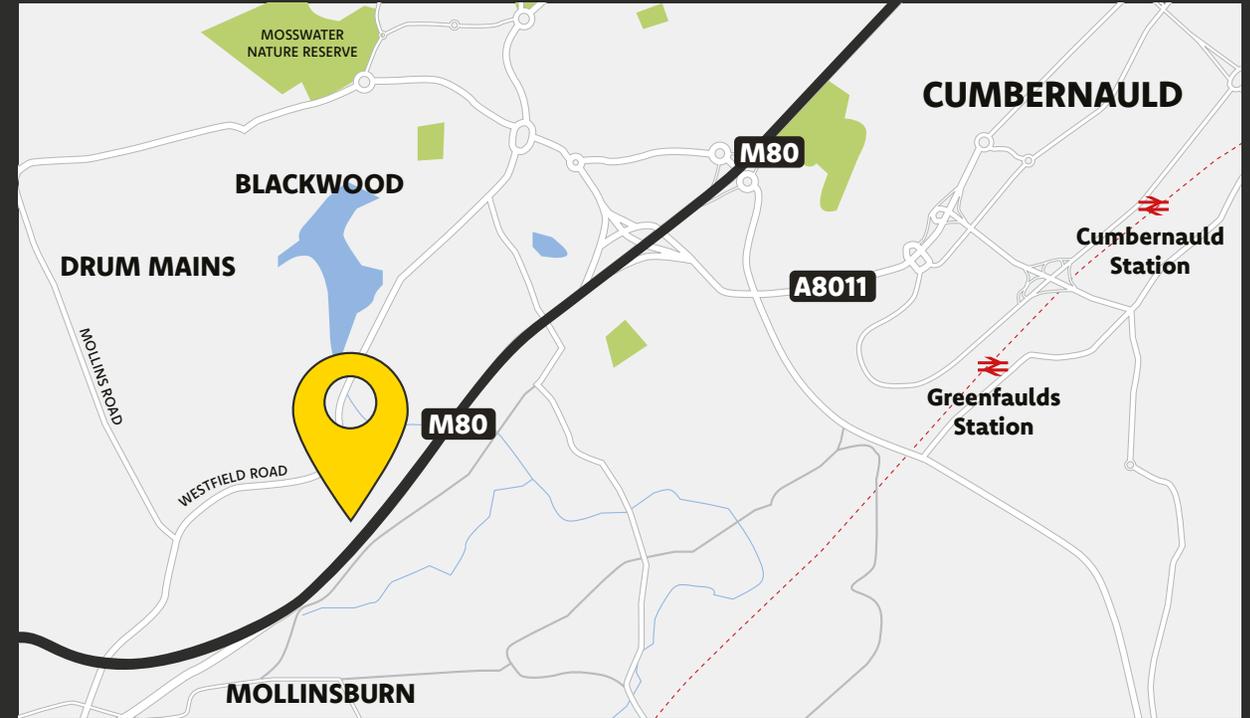
Cumbernauld is in North Lanarkshire, approximately 11 miles north east of Glasgow and 12 miles south of Stirling.

Westfield Industrial Estate sits on the North side of the M80 motorway. This road network has been improved over the last 10 years and provides direct access to the M9 (Edinburgh / Stirling / Perth) and the M73 / M8 / M74 for access to Glasgow and the south.

The Estate is the largest purpose built industrial and distribution location in the area with a variety of accommodation ranging from smaller multi-let units to large scale distribution.

Westfield is home to major occupiers which is testament to its strategic central location for distribution. Businesses here include: AG Barr (Irn-Bru), DHL, M&S, DPD, Currys, Arnold Clark, UPS, Mizuno, Optical Express, PulpTec, Pitreavie Packaging and Davies Turner.

The subjects are located on Deerdykes Road at the East of the estate, and are accessible from junction 3 of the M73 and junction 4 of the M80.



DESCRIPTION

The property comprises a steel portal framed industrial warehouse with 2 storey offices, secure yard and parking. The property was constructed in the 1980s, with a high bay extension completed in the 1990s.

The specification includes:

- Eaves height of 5.8m in the original building, and 10m in the extension.
- Internal cellular ancillary offices and welfare areas.
- 3 electrically operated roller shutter doors in the warehouse providing a clearance height of approximately 5.7m.
- Secure yard.
- Dedicated parking.
- New LED lighting to warehouse and offices.
- New WC's and welfare facilities.
- New rooflights.
- Large landscaped area.

The property is currently being fully refurbished with anticipated completion due in November 2025. A schedule of the refurbishment works can be made available to interested parties, on request.



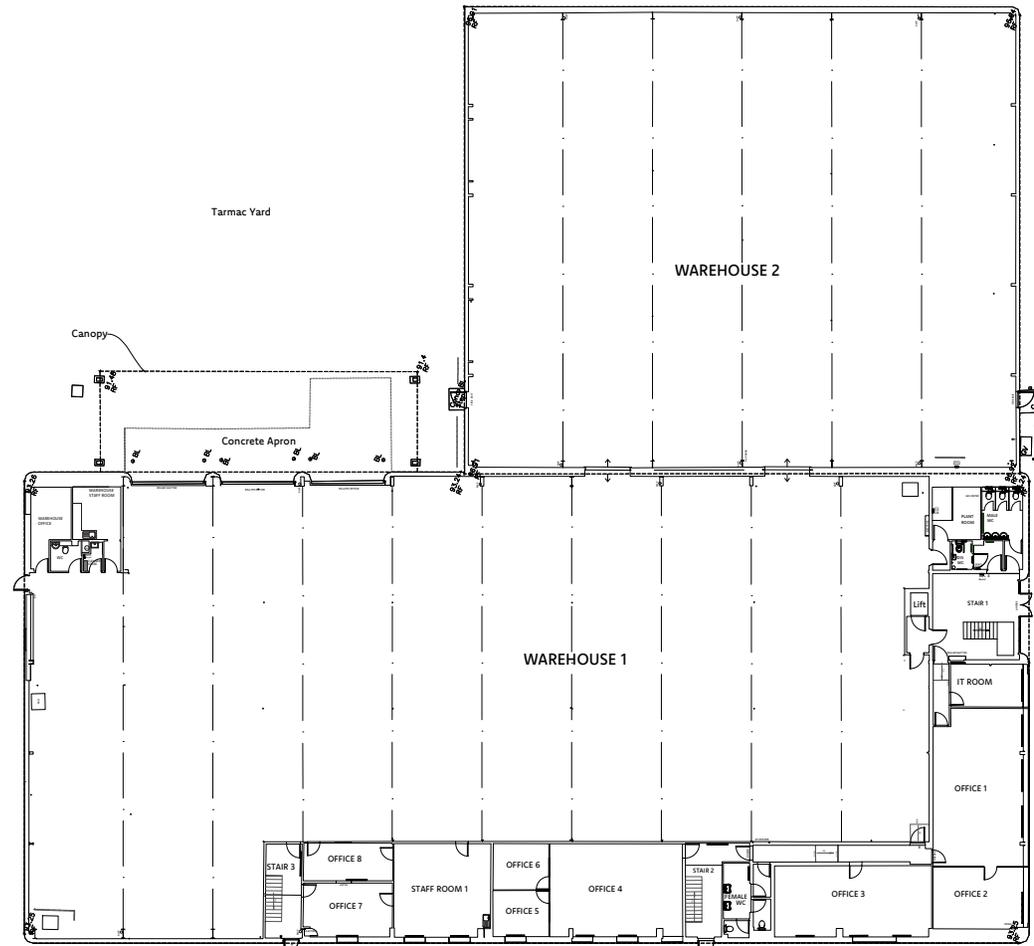
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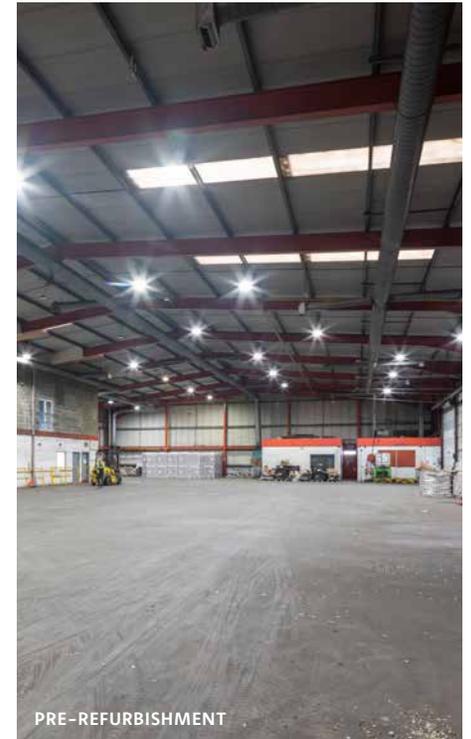
PRE-REFURBISHMENT

ACCOMMODATION

	SQ FT	SQ M
Warehouse (original – 5.8m eaves)	17,181	1,596.15
Warehouse (extension – 10m eaves)	11,804	1,096.61
Ground Fl Offices	4,734	439.80
1st Fl Offices	5,000	464.51
Total GIA	38,719	3,597.07



GROUND FLOOR



FIRST FLOOR



RATING

The property is entered in the current Valuation Roll as follows:

Description	Rateable Value
Warehouse	£155,000

We therefore estimate rates payable for 2025/26 to be approximately £88,040 p.a. Any rating enquiries should be made directly to Lanarkshire Assessors. Tel: 01698 476000.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

EPC

EPC rating: Available on request.

TERMS

The property is available on the basis of a new Full Repairing & Insuring lease.

RENT

On application.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact:



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