

# FOR SALE / MAY LET

# 3 DUNNS WOOD ROAD

CUMBERNAULD  
G67 3ES

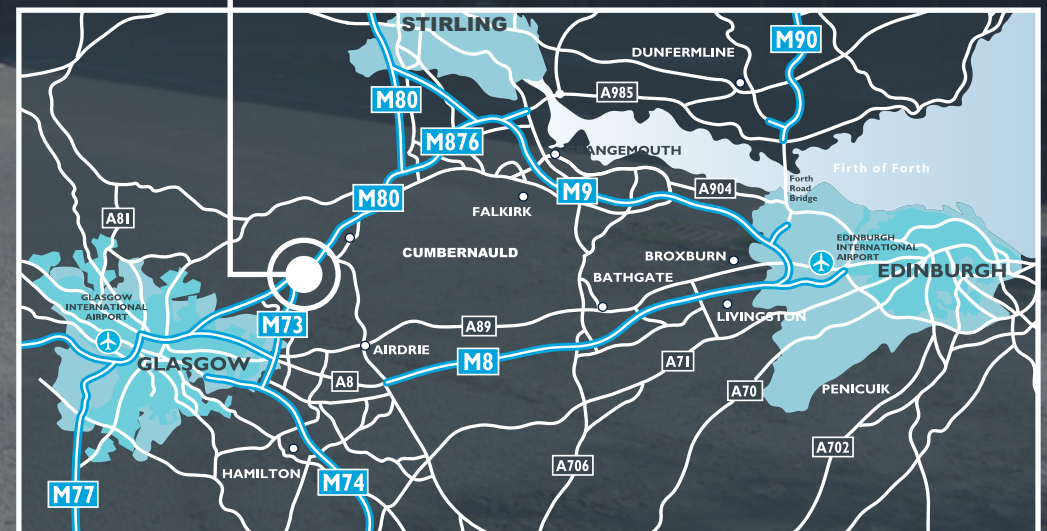


- DETACHED INDUSTRIAL UNIT
- 30,061 SQ FT
- LARGE SECURE AND SURFACED YARD
- TOTAL SITE AREA 1.8 ACRES
- RARE OPPORTUNITY TO PURCHASE

## LOCATION

Cumbernauld is a new town which lies in North Lanarkshire and was created in 1956 as a population overflow for Glasgow. It has a population of around 52,000. The town lies approximately 13 miles north east of Glasgow, 14 miles south of Stirling and 39 miles west of Edinburgh. The property itself is situated on Dunns Wood Road which lies within Wardpark South Industrial Estate in Cumbernauld. The estate is positioned to the south side of the M80 motorway.

The property benefits from convenient access to the national motorway network via Junction 6 of the M80 motorway which is within a circa 2 minutes' drive. Furthermore, the property will benefit from enhanced connectivity upon completion of the ongoing M8/M73/M74 Improvements Project. Nearby industrial occupiers include Cummins UK, Glass Systems and Markon. Additionally, Westway Retail Park is situated to the north side of the M80 motorway.



## DESCRIPTION

The property comprises a detached industrial unit of steel portal frame construction. The specification includes:

- Total site area approximately 1.8 acres
- 38% site coverage
- Large secure and surfaced yard
- New profiled metal cladding to all elevations
- New composite insulated roof panel system
- Translucent rooflights
- 2 x new electrically operated roller shutter access doors
- 4 x new insulated fire exit doors
- Clear height to the steel haunch of 4.2m rising to 5.2m at wall head
- Solid concrete floor
- 3 phase electricity supply (400 amps per phase)

## ACCOMMODATION

We measure that the property extends to a GIA of approximately 30,061 sq ft (2792.76 sq m).

## TERMS

The heritable interest in the property is available to purchase with vacant possession. Quoting price available on application.

Alternatively, our clients may consider leasing the property on standard Full Repairing and Insuring terms. Quoting rent available on application.

## RATEABLE VALUE

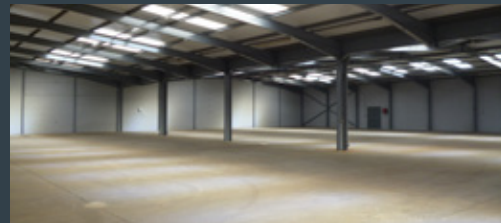
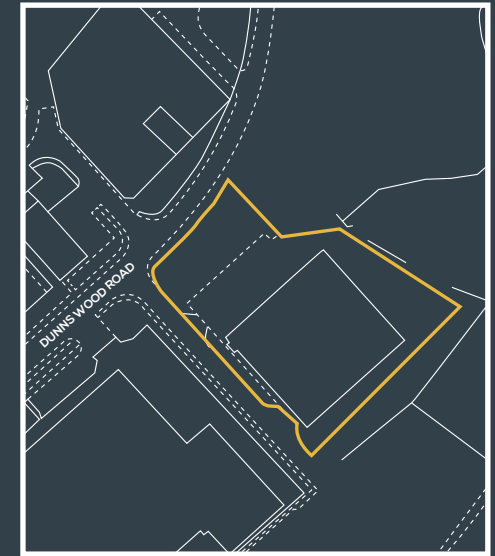
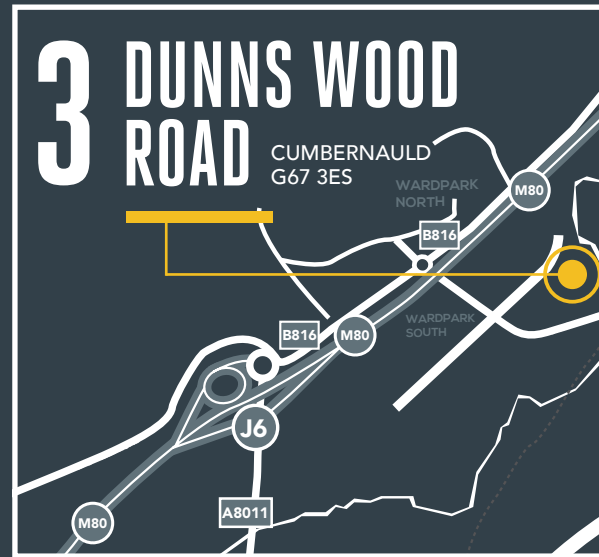
The property is entered into the current Valuation Roll with a rateable value of £76,000.

## EPC

A copy of the EPC is available to interested parties on request.

## VAT

For the avoidance of doubt, all figures and prices quoted are exclusive of VAT.



## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction together with VAT thereon. A purchaser will be responsible for Land and Buildings Transaction Tax (LBTT). An incoming tenant will be responsible for registration dues and LBTT.

## VIEWINGS & FURTHER INFORMATION

Strictly by prior appointment with the sole agents



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