

TO LET - INDUSTRIAL

UNIT 14 NAPIER COURT

Wardpark Industrial Estate, Glasgow, G68 0LG



Key Highlights

- 1,956 sq ft
- Excellent communication links
- Communal yard space
- Available on new full repairing and insuring lease
- Full extensive refurbishment planned
- Roller shutter door access
- On-site security

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Description

14 Napier Court comprises terraced industrial warehouse accommodation within Wardpark Industrial Estate, Cumbernauld. Due to undergo an extensive refurbishment, the property currently benefits from steel portal frame construction, modest eaves, a roller shutter door, three phase power, extensive yard space and car parking.

After refurbishment, the unit will offer LED lighting, painted concrete flooring and welfare provisions. The internal image highlights a similar refurbishment the landlord has completed within the estate.



Location

Located in an established industrial location within central Scotland, providing excellent transport links across the UK. The estate is adjacent to the M80 providing direct access to Scotland's central motorway triangle (M8/M9/M80).

Accommodation

The accommodation comprises the following areas:

| Name | Sq ft | Sq m | Availability |
|--------------|--------------|---------------|--------------|
| Unit - 14 | 1,956 | 181.72 | Available |
| Total | 1,956 | 181.72 | |

Viewings

Available via the letting agents.

Terms

Available on new full repairing and insuring leases

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will be payable where applicable.

Energy Performance Certificate

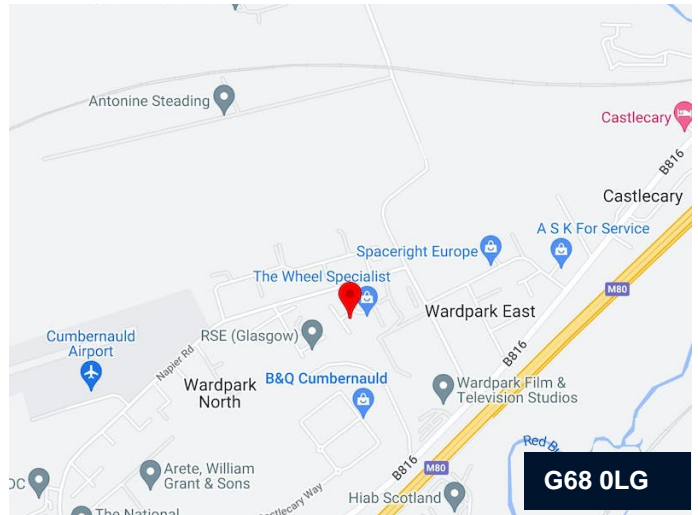
EPC available on request.

Business Rates

Rates payable: £4,083.60 per annum

(based upon Rateable Value: £8,200)

Eligible for 100% small business rates relief



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