

INDUSTRIAL TO LET

Lenziemill Industrial Estate

Glasgow, G67 2XX



Key Highlights

- Open Plan Warehouse
- LED Lighting
- Electric Roller Vehicle access to rear with pedestrian access to front
- Close proximity to M80 Motorway
- Potential for 100% small business rates relief

5th Floor Cadworks
41 West Campbell Street
Glasgow, G2 6SE

0141 248 7342

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DESCRIPTION

The property extends to an approximate total floor area of 2,131 sq ft (197.97 sq m) and provides an open plan warehouse and ancillary toilet facilities. The property benefits from electric roller vehicle & pedestrian access to rear with pedestrian access to the front. Car parking is available on-site.

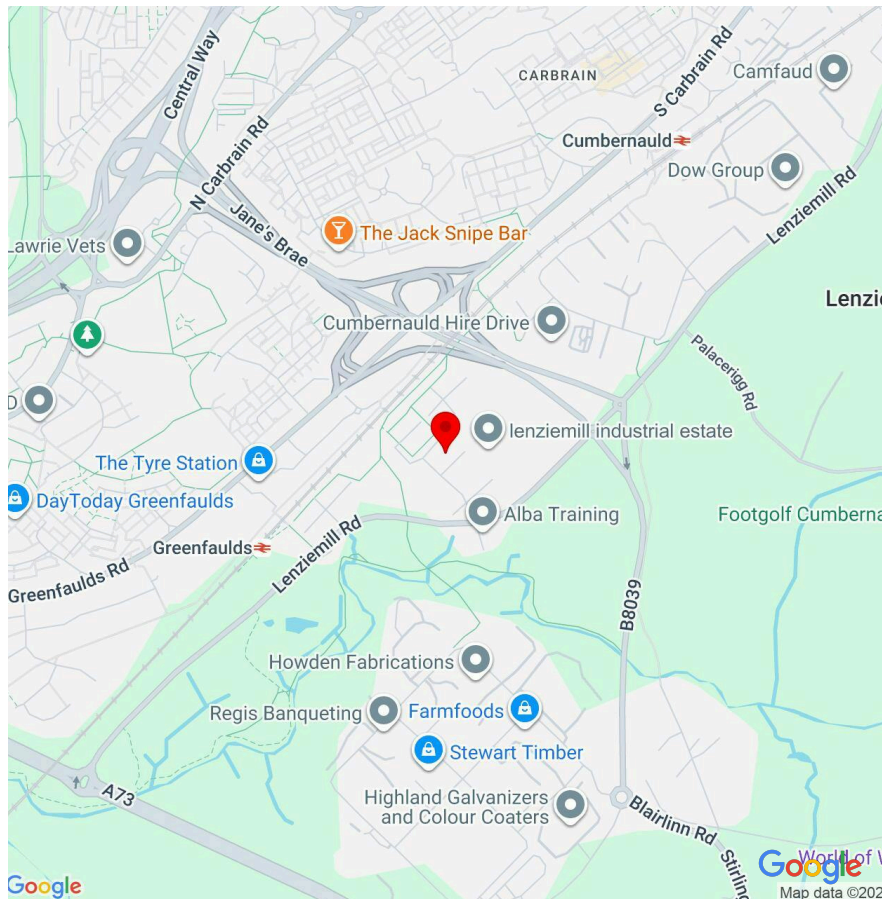
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 22 Tannoch Drive	2,131	198
TOTAL	2,131	198

LOCATION

Unit 22 Tannoch Drive is situated within the popular and prominent Lenziemill Industrial Estate in Cumbernauld, approximately 2 miles south-west of the town centre. The property benefits from direct access to the M80, providing a link to Glasgow City Centre 12 miles south-west. Greenfaulds train station is within 5 minutes' walking distance and numerous bus services run along adjacent Greenfaulds Road. Lenziemill Industrial Estate is characterised by a variety of commercial occupiers.

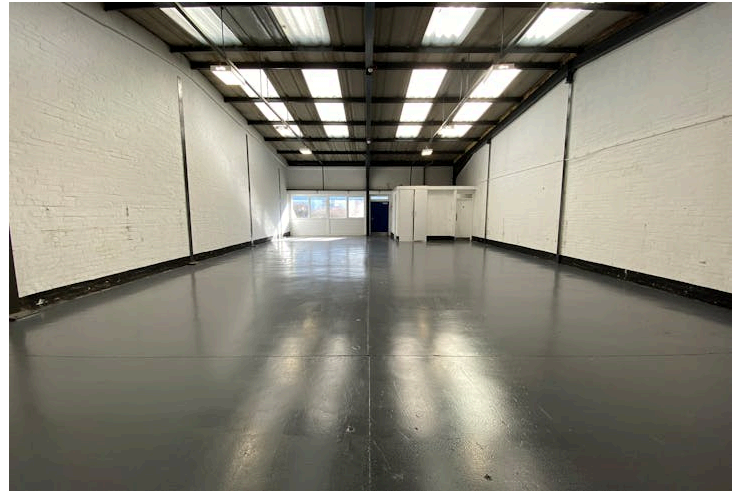


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VIEWINGS

Available via the agent.

TERMS

Available on new full repairing and insuring lease.

BUSINESS RATES

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VAT & LEGAL COSTS

All costs quoted are exclusive of VAT. Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the...

EPC

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ENERGY PERFORMANCE CERTIFICATE

Available on request.

CONTACTS

For further information please contact:

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