

# TO LET / FOR SALE

Disaster Recovery / Offices / Industrial  
8 Grayshill Road, Cumbernauld, G68  
9HQ



- Industrial, Office or Disaster Recovery uses available
- Modern stand alone facility
- Situated within Westfield, a key business space location
- Excellent connectivity to M80, M73, M74 and M8
- Private car parking and separate yard
- 62,862 sqft / 5,840.02 sqm

## Location

Westfield Industrial Estate is located to the south of Cumbernauld Town Centre immediately adjacent to the M73 and M80. The location therefore has excellent connectivity to link with Stirlingshire to the north and Glasgow to the south where the M8 provides onward connections to Scotland's central belt including Glasgow Airport and Edinburgh.

The immediate surrounding area comprises a number of well known occupiers including AG Barr Plc, Davies Turner, Mizuno and Wood Group.

## Description

The subjects comprise a stand alone industrial facility of 1990's construction. The property has a steel portal frame design with micro-rib cladding to the walls and roof covering.

Principal pedestrian access is the front elevation via a glazed entrance. A single roller shutter allows vehicular access with the potential for additional doors if required.

Internally, the premises has been fitted to provide a number of disaster recovery suites over ground and mezzanine levels, together with ancillary facilities. The finishes throughout largely comprise carpeted floors, painted walls and suspended grid ceilings.

As the original building largely comprise warehouse and associated ancillary space, this could again be provided which would open the internal space to 7m clear eaves height.

The current power supply is 415v / 3 phase.

Externally, private car parking and a separate dedicated tarmac surfaced yard is provided.



## Accommodation

The subjects have the following gross internal area:-

Ground Floor	37,550 sqft	3,488.48 sqm
First Floor	25,312 sqft	2,351.54 sqm
<b>Total</b>	<b>62,862 sqft</b>	<b>5,840.02 sqm</b>

## Terms

The building is available for lease or purchase and further information is available on request.

## Rateable Value

The RV for the premises is £423,000.

## Energy Performance

EPC Rating – D Plus

## Legal Costs

Each party will be responsible for any legal costs incurred in any transaction.

## VAT

VAT will be payable on the rent and other charges.

## Viewing & Further Information:

Strictly by prior arrangement only with  
Savills (UK) Limited  
163 West George Street, Glasgow, G2 2JJ

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