

TO LET

2-4 TANNOCH PLACE • LENZIEMILL INDUSTRIAL ESTATE • CUMBERNAULD • G67 2XU

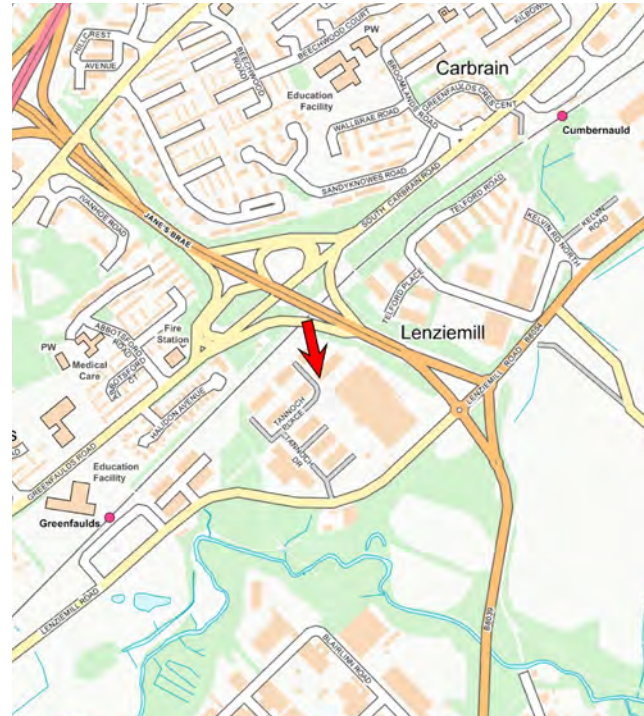
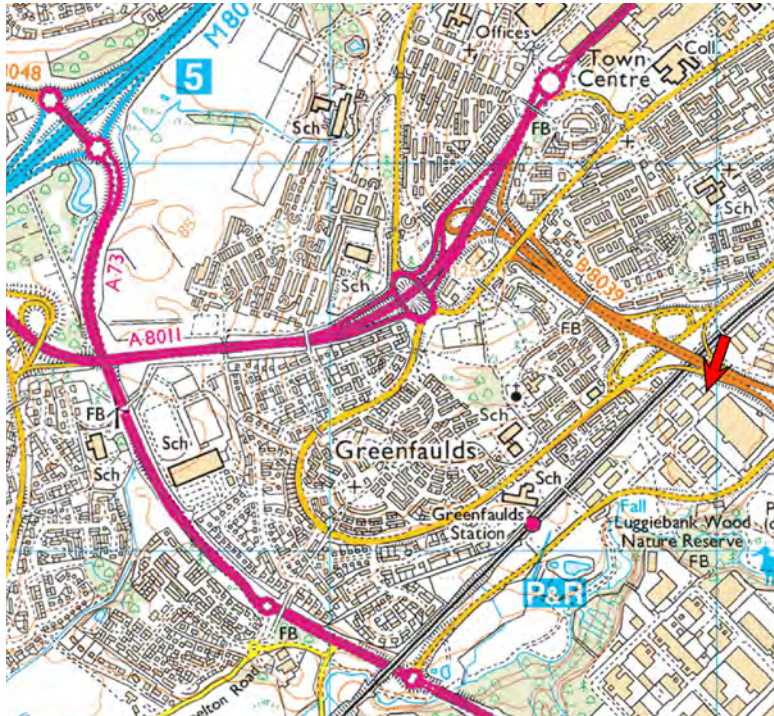


DM HALL

RECENTLY REFURBISHED AND WELL PRESENTED
INDUSTRIAL/WAREHOUSE PREMISES

378.66 sq m
(4,075 sq ft)

- Newly refurbished industrial/warehouse premises.
- Within well established industrial area close to M80 motorway.
- Private dedicated car parking and yard area.
- Available for lease on Full Repairing and Insuring terms.
- Gross Internal Area of 378.66 sq.m. (4,075 sq.ft.) approx.
- RENTAL OFFERS OVER £30,000 PER ANNUM INVITED.

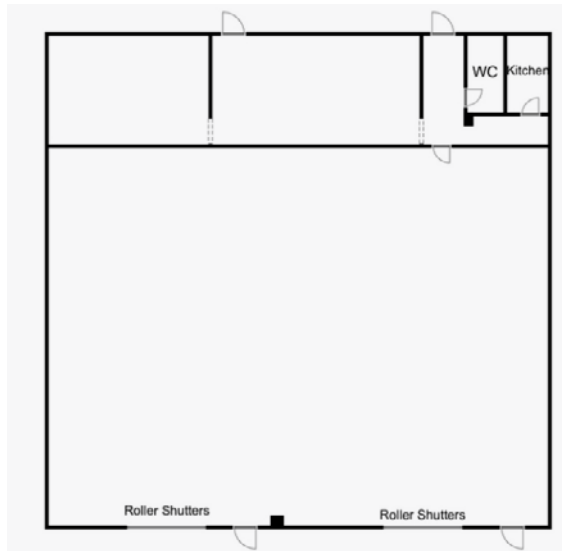


LOCATION

The property is on the east side of Tannoch Place within the Lenziemill Area of Cumbernauld as shown on the attached plans.

The property has good communication/transport links via the A8011/A73 to Junction 5 of the M80 motorway which is within a five minute drive. This provides onward access to Glasgow, Stirling and the M73 approximately two miles to the southeast. Greenfaulds Station is within a five minute walk and provides regular services to Glasgow Queen Street.

Other occupiers in close proximity include Gist Limited, Red Squirrel Self Storage, Caledonian Windows & Doors, Cube Glass Limited and Limitless Fitness.



DESCRIPTION

The property comprises an end terraced industrial unit which is steel framed and constructed of brick/block work. The roof is pitched and has recently been over clad with profile metal sheeting.

The property has two electric roller shutter doors providing vehicular access from the front yard/parking area and there is a separate rear pedestrian access via a slabbed pathway leading to the office section of the premises.

Internally, there is an open warehouse with an eaves height of 4.2 meters approximately and there is ancillary office accommodation and toilet facilities located to the rear.

As will be noted from the attached photographs, the property has recently been completely refurbished and is in walk-in condition.

FLOOR AREA

Gross Internal Area - 378.66 sq.m. (4,075 sq.ft.) approximately.

RATES

Rateable Value - £17,000.

The tenant will benefit from some rates relief through the Small Business Bonus Scheme, subject to status. On that basis we calculate that the annual rates payable will be £7,196.

LEASE TERMS

The property is available for lease on a Full Repairing and Insuring basis for a minimum term of 3 years.

RENTAL OFFERS OVER £30,000 PER ANNUM ARE INVITED.

VAT

All prices quoted are exclusive of VAT, where applicable.

EPC

A copy of the Energy Performance Certificate is available upon request. The property has a D rating.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction.

MAKE AN ENQUIRY

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ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

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PROPERTY REF: WSA2187

COMMERCIAL DEPARTMENT | 0141 332 8615

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