

INDUSTRIAL TO LET

Wardpark Industrial Estate

Cumbernauld, G68 0LW



Key Highlights

- Refurbished
- High level of estate management
- Eaves height of c. 4m
- Office accommodation
- LED Lighting
- Close proximity to the M80 motorway
- Roller shutter door
- Communal loading/parking

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

0141 248 7342

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DESCRIPTION

13 Tollpark Road comprises an end-terraced industrial warehouse within Wardpark Trade Park, Cumbernauld. The property currently benefits from steel portal frame construction, modest eaves, a roller shutter door, three phase power, office accommodation and car parking. Nearby occupiers include Screwfix, Howdens, YESSS Electrical and Toolstation.

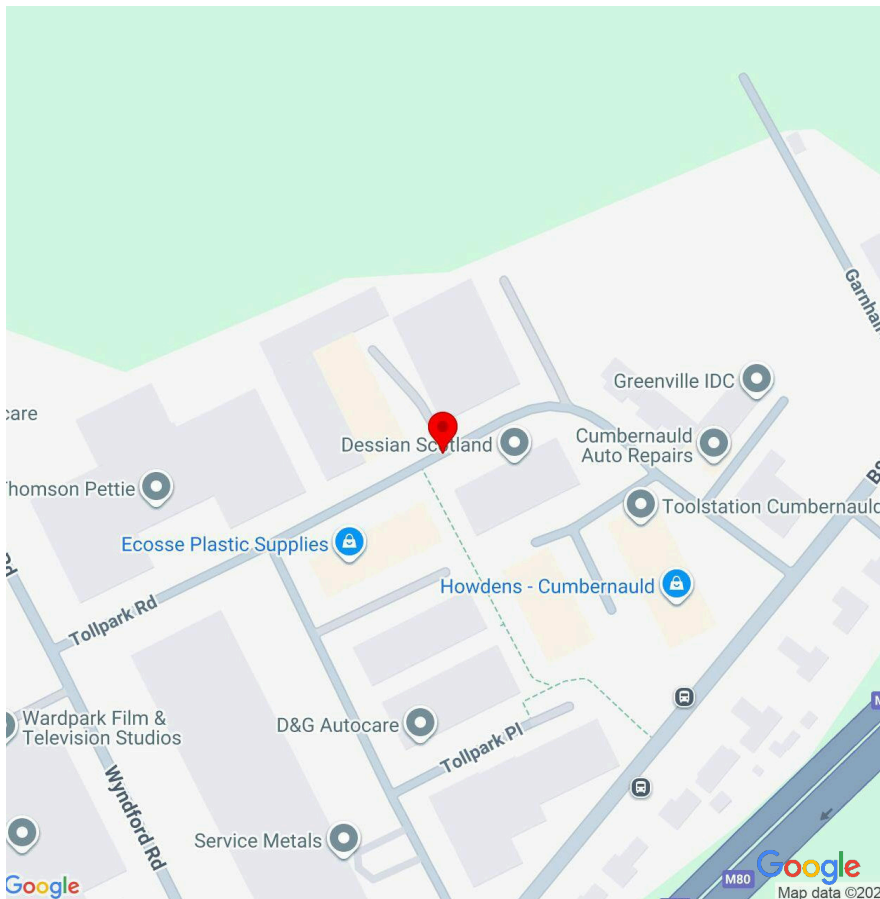
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - 13 Tollpark Road	4,644	431
TOTAL	4,644	431

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).

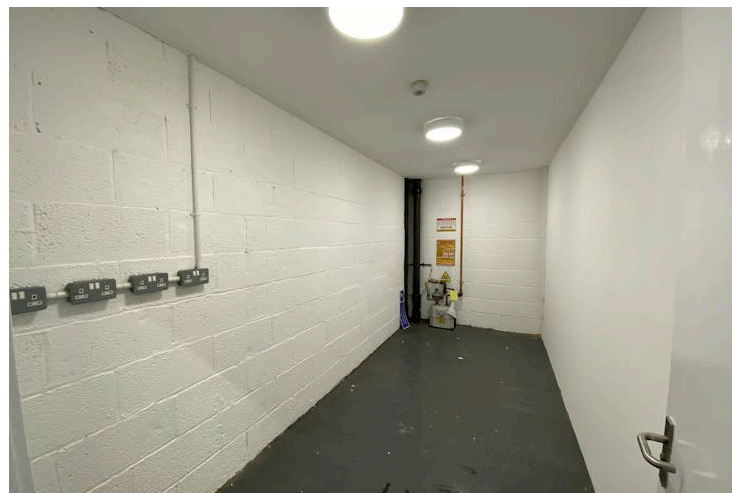
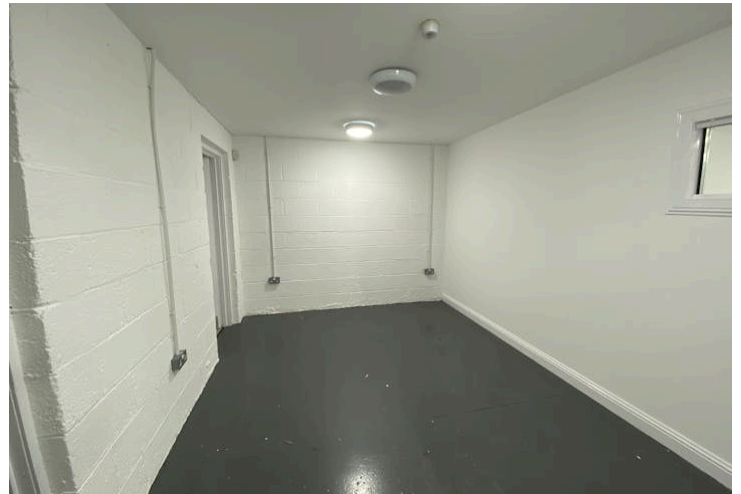


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VIEWINGS

Available via the letting agents.

TERMS

Available on new full repairing and insuring leases.

BUSINESS RATES

Rateable Value: £25,750

Rates Payable: £12,823.50 per annum

Service charge: £1,625 per annum

LEGAL COSTS & VAT

All parties will be responsible for their own legal costs incurred in the transaction. VAT will be payable where applicable.

EPC

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ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

CONTACTS

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