

INDUSTRIAL  
DEVELOPMENT  
OPPORTUNITY  
WITH PLANNING GRANTED

## LAND SALE

GRAYSHILL ROAD  
CUMBERNAULD | G68 9HQ

**WESTFIELD**  
INDUSTRIAL ESTATE

Available from  
**1.170 - 7.441 acres**



# WESTFIELD

## LOCATION:

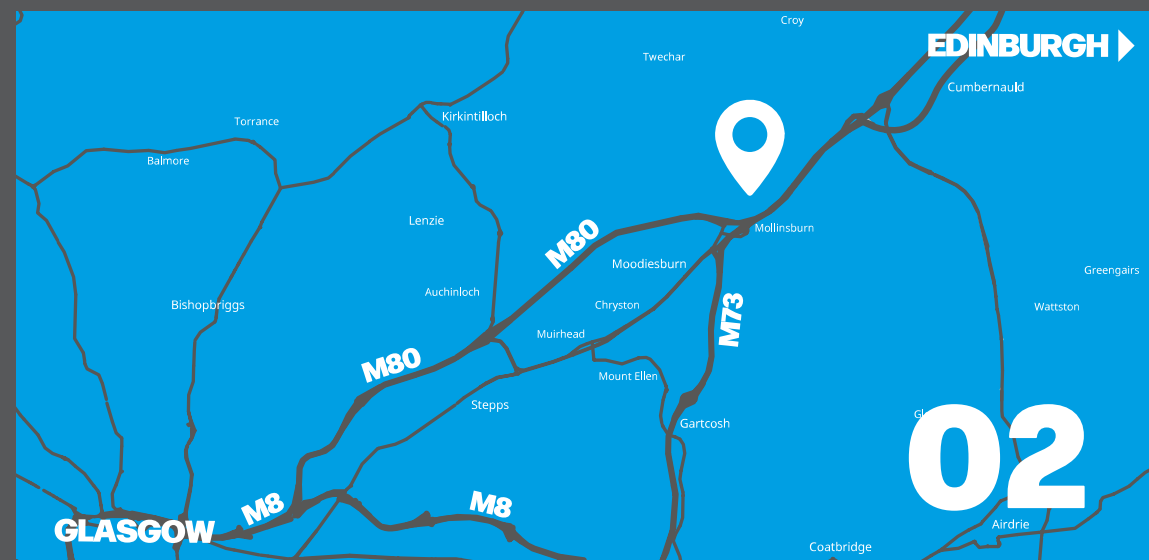
Westfield Industrial Estate, Cumbernauld is ideally situated within the heart of Scotland's Central Belt just 11 miles north-east of Glasgow, 16 miles south of Stirling and 40 miles west of Edinburgh.

Westfield is a highly popular location with easy access to the Scottish Motorway Network with estate being accessible via Junction 3A of the M80.

The M80 connects with the M8 at Glasgow travelling west

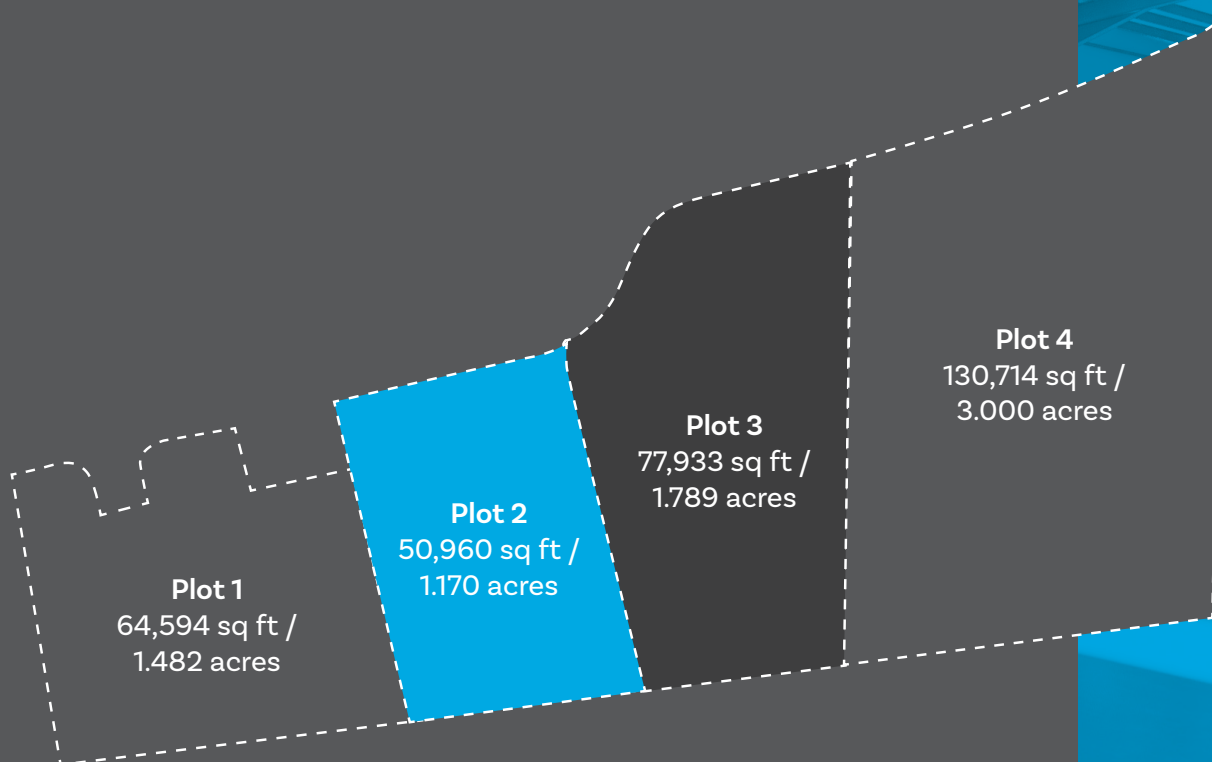
as well as the M9 travelling north beyond Stirling. The M73 connects with the M8 travelling south providing an easy link to Edinburgh as well as the M74 beyond which is the main route south connecting with the M6 at the Scotland & England border.

Nearby public transport links are provided with Croy Railway Station situated 2 miles north where direct services are provided to both Glasgow & Edinburgh.



# ACCOMMODATION:

JLL are pleased to deliver to the market a strong industrial development opportunity at Westfield Industrial Estate, Cumbernauld. The site, which has full planning, extends to 7.441 acres (324,201 sq ft) is available for sale. The site can be sold in whole or part as follows:

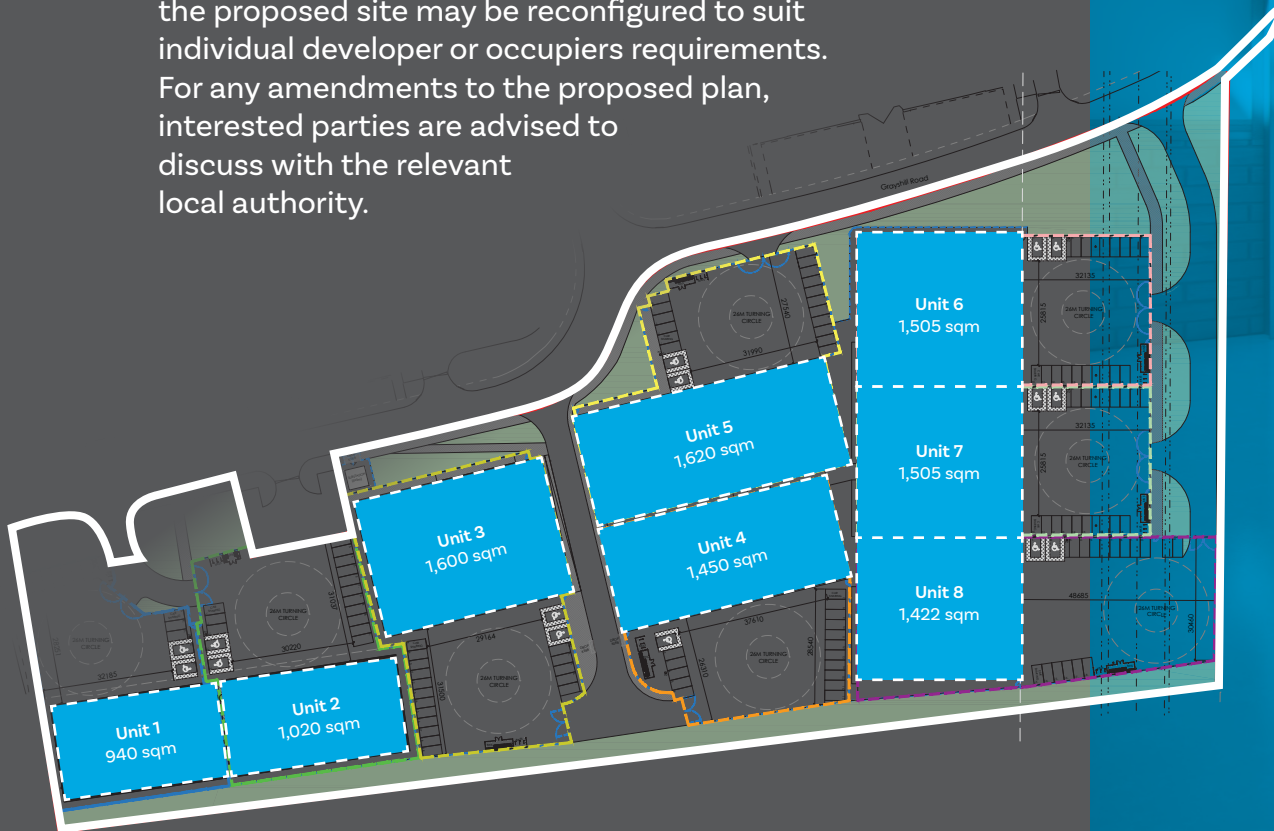


	Acres
Plot 1 .....	1.482
Plot 2 .....	1.170
Plot 3 .....	1.789
Plot 4 .....	3.000
TOTAL .....	7.441

# PLANNING:

The current site owner has achieved planning permission for full site. All associated planning documents are included within the data room and available upon request.

The 7.441-acre site has planning for 8 units which extend from 15,306 sq ft to 17,437 sq ft. Alternatively, the proposed site may be reconfigured to suit individual developer or occupiers requirements. For any amendments to the proposed plan, interested parties are advised to discuss with the relevant local authority.



Access to the data room is available upon request from the sole selling agents which includes



Site investigations



Coal mining report



Title information



Planning documents



Topographical survey

# FOR SALE

**WESTFIELD**  
INDUSTRIAL ESTATE

## OFFERS

Offers are invited for part and whole of the site. Interested parties should register their interest with the sole selling agents at an early stage in order to be kept advised of any potential closing date which may be set. Please note that our client is not obliged to accept the highest or indeed any offer submitted for the site.

## VAT

The site is VAT elected and will be payable on the transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs for any transaction. The purchaser will be responsible for LBTT, registration due and VAT.

## FURTHER INFORMATION

Via the sole selling agents

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JLL on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of JLL has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract. Date of Publication: August 2024.  
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