

WESTFIELD



TO RENT

NEW BUILD INDUSTRIAL UNITS WITH SECURE YARDS

UNITS 1 AND 2

Westfield Industrial Estate
Grayshill Road, Cumbernauld G68 9HQ

Unit 1 : 975 sq m / 10,495 sq ft

Unit 2 : 975 sq m / 10,495 sq ft

UNDER CONSTRUCTION ~ AVAILABLE FROM Q3 2026

WESTFIELD
INDUSTRIAL ESTATE



UNITS 1 AND 2

Units 1 and 2 offer much needed good quality, energy efficient industrial units fit for modern occupation sitting within one of Central Scotland's premier industrial estates. Sustainability is at the heart of them and each unit will prioritise energy efficiency with the aim to reducing operating costs.

FUTURE PROOFED SPECIFICATION

The units will be built to a strong specification:

-  **DEDICATED FULLY ENCLOSED CONCRETE FINISHED YARD SPACE**
-  **AMPLE PARKING**
-  **8M TO EAVES**
-  **EACH UNIT WILL INCORPORATE TWO 6M ELECTRIC ROLLER DOORS**
-  **ELECTRIC 100KVA**
-  **SOLAR REGENERATION TO LIGHTING**
-  **RENEWABLE LOW ENERGY OFFICE HEATING AND COOLING**
-  **LOW ENERGY LED LIGHTING TO OFFICE AND HIGH BAY LIGHTING TO STORAGE**
-  **EV CAR CHARGER**
-  **BT HIGH SPEED FIBRE CONNECTION AVAILABLE**



ACCOMODATION

UNIT 1

Unit 1:
Warehouse Accommodation: **975 sq m / 10,495 sq ft**
Office and Welfare Accommodation: **861 sq m / 9,268 sq ft**
Office and Welfare Accommodation: **102.3 sq m / 1,101 sq ft**
Yard: **c0.3-acre**

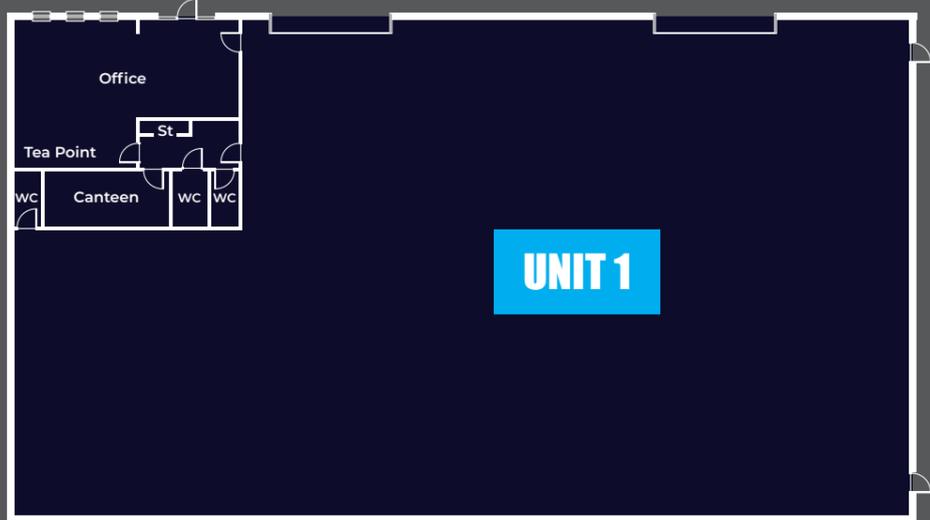
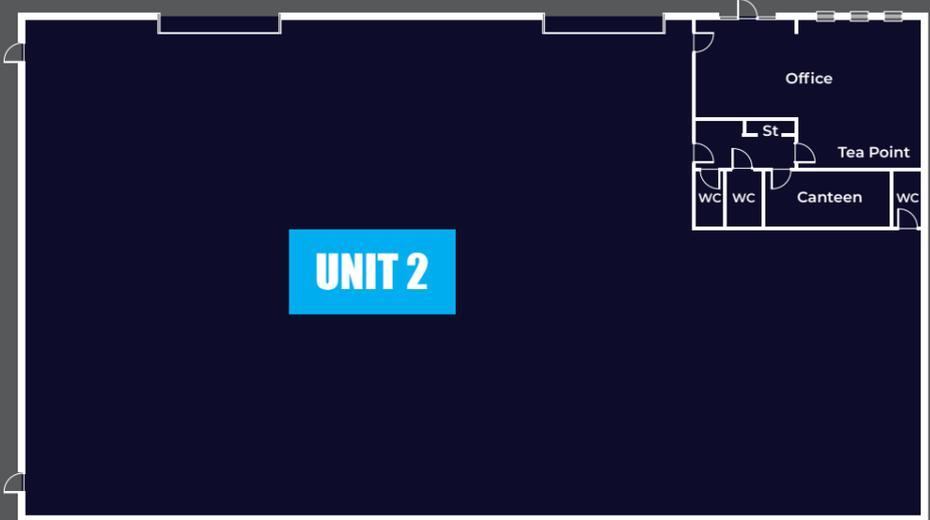


UNIT 2

Unit 2:
Warehouse Accommodation: **975 sq m / 10,495 sq ft**
Office and Welfare Accommodation: **861 sq m / 9,268 sq ft**
Office and Welfare Accommodation: **102.3 sq m / 1,101 sq ft**
Yard: **c0.3-acre**

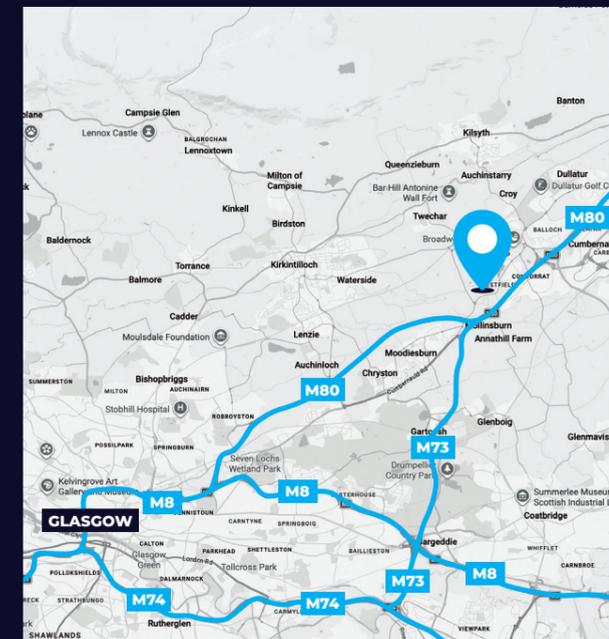
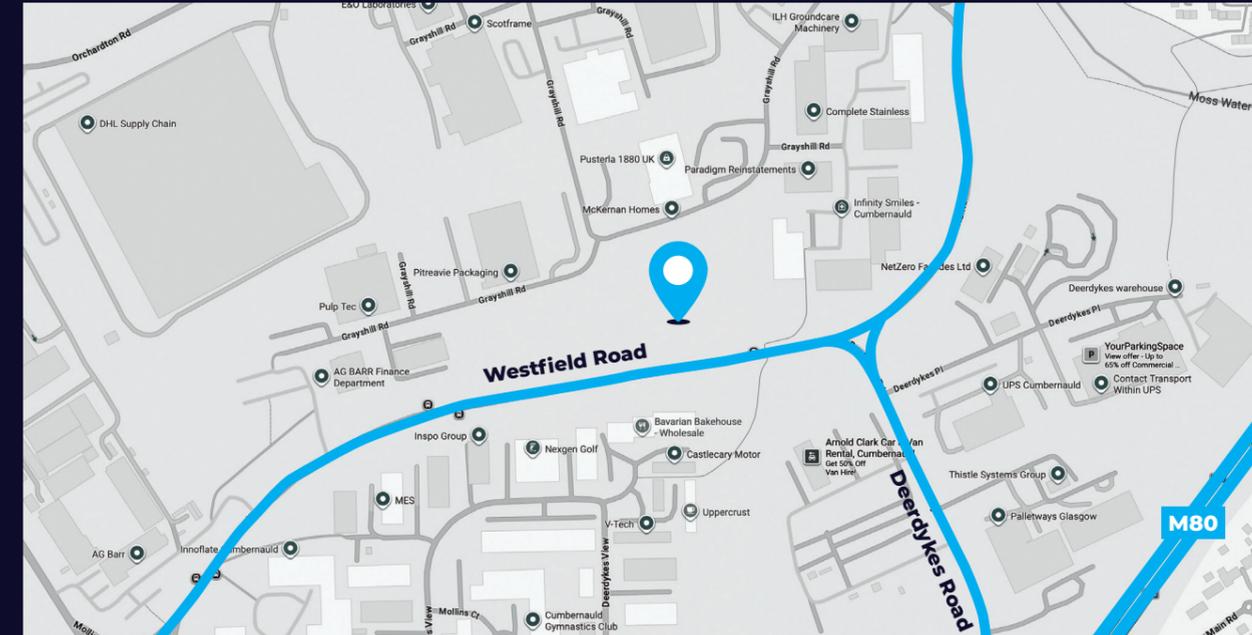


Unit 1 and 2 are available as a single unit with one office (depending on timeframe of build)





Please note warehouse image shown is indicative and for illustration purposes only. For further details please speak to the sales agent.



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 the 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.



FURTHER INFORMATION

Via the sole letting agents JLL

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WESTFIELD
INDUSTRIAL ESTATE

DISCLAIMER

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