

**Lenziemill Industrial Estate,
Cumbernauld, G67 2NH**



Telford Place.

- Light industrial units from 2,109 sq ft – 12,560 sq ft
- Excellent transport links
- External yard space
- Flexible terms- 3 months upwards
- Competitive all inclusive rents
- Quick access on licence
- Full refurbishment scheduled for 2014

Location

Lenziemill Industrial Estate is located to the south of Cumbernauld less than 1 mile from the town centre.

Cumbernauld occupies a key location at the hub of central Scotland's motorway and major road network, providing access to Glasgow, Stirling and Edinburgh. Access to the M80 is achievable in 8 minutes via the A73.

Description

Lenziemill Industrial Estate comprises a number of light industrial units which are generally of steel portal frame construction with block work infill and profile sheet metal cladding.

Accommodation

The available units provide economic workshop/industrial accommodation suitable for a range of uses. Typical specification includes:

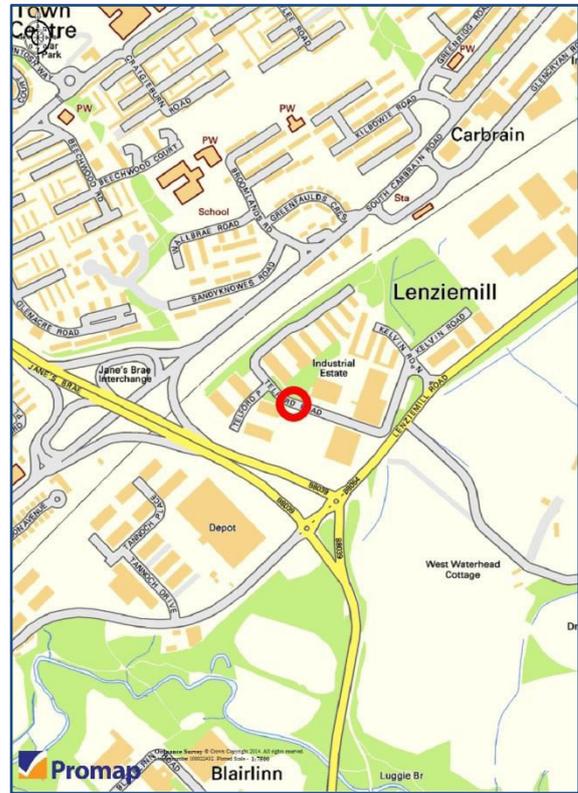
- 3 phase power supply.
- Gas connection.
- Vehicle access door with a minimum height of 3.2m.
- Toilet block
- Minimum eaves height 3.42m rising to 4.89m at apex



Current Availability

Lenziemill Industrial Estate offers accommodation from 2,109 sq ft – 12,560 sq ft.

Please refer to the attached Availability Schedule.



Terms

Units are available on flexible terms from licence agreements to traditional longer term agreements.

Quoting rents

Quoting rents are available upon application.

EPC Rating

The units have been assessed for an EPC, which is available upon request.

Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Stamp Duty or Recording Dues. All prices quoted are exclusive of VAT.

Viewing/ Further Information

Viewing and further information can be arranged through the joint letting agents:

Andrew McCracken
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Andrew Brass
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