

TO LET/MAY SELL

# UNIT 5

## GRAYSHILL ROAD

Westfield Industrial Estate,  
Cumbernauld, G68 9HQ

Modern detached warehouse/production building

46,315 sq ft (4,303 m<sup>2</sup>) on a site of 4.23 acres (1.71 ha)

- 6.95m eaves height rising to 7.27m at roof apex.
- 2 Large secure yards
- Substantial 49 space car park
- 2 Dock levellers
- 3 Ground level loading doors
- Excellent motorway connections – M73/M80/M8/M9/M74
- Glasgow city centre – 11 miles
- Excellent condition – fully refurbished in 2017



PLAY VIDEO





# LOCATION & SITUATION

Cumbernauld is the largest town in North Lanarkshire, located 11 miles to the north east of Glasgow city centre and 12 miles south of Stirling. It is the fifth largest town in Scotland.

Westfield Industrial Estate is situated to the south of Cumbernauld town centre and benefits from being immediately adjacent to M73 (J3) where it meets with the M80 motorway. The M8, M9 and M74 motorways are all easily reached from the building providing fast and easy access to the rest of the country.

Westfield is home to major occupiers which is testament to its strategic central location for industrial and distribution uses. Businesses located within the estate include; AG Barr (Irr-Bru), DHL, DPD, UPS, Arnold Clark, Mizuno, Scotframe Timber Engineering, Currys Eurostampa, Skyrora and Yaskawa Electric.



DESTINATION	DISTANCE
M80 Junction 4	1 mile
M8 / M74	6 miles
Glasgow	10 miles
M9	13 miles
M77	14 miles
Stirling	16 miles
M90	31 miles
Edinburgh	37 miles



# GLASGOW



M8

M8

M73

M80

M80

AG BARR

DHL SUPPLY CHAIN

SCOTFRAME TIMBER ENGINEERING

MIZUNO CORPORATION

ID SYSTEMS

E&O LABORATORIES

TEAM KNOWHOW

GREENWOOD SPIRITS

HAYTON COULTHARD

DAVIES TURNER



# DESCRIPTION

The property comprises a modern detached warehouse/production unit with offices, 2 large yards and dedicated parking. The property was fully refurbished in 2017.

Salient features include:

- Steel portal frame construction with metal clad elevations
- Profile metal clad roof with Giromax Seamsil roof covering
- 6.95m eaves height rising to 7.27m at roof apex
- 2 secure yards: west concrete yard created in 2017 with 2 dock level loading doors (and expired planning consent for a further 2 additional doors). East tarmac yard with 3 ground level loading doors.
- Separate 49 space car park
- Heating by means of gas fired warm air blowers
- LED lighting
- 2-storey high quality offices / staff welfare facilities – attractive glazed entrance foyer, mix of open plan and cellular meeting rooms, canteen, tea prep, WCs.

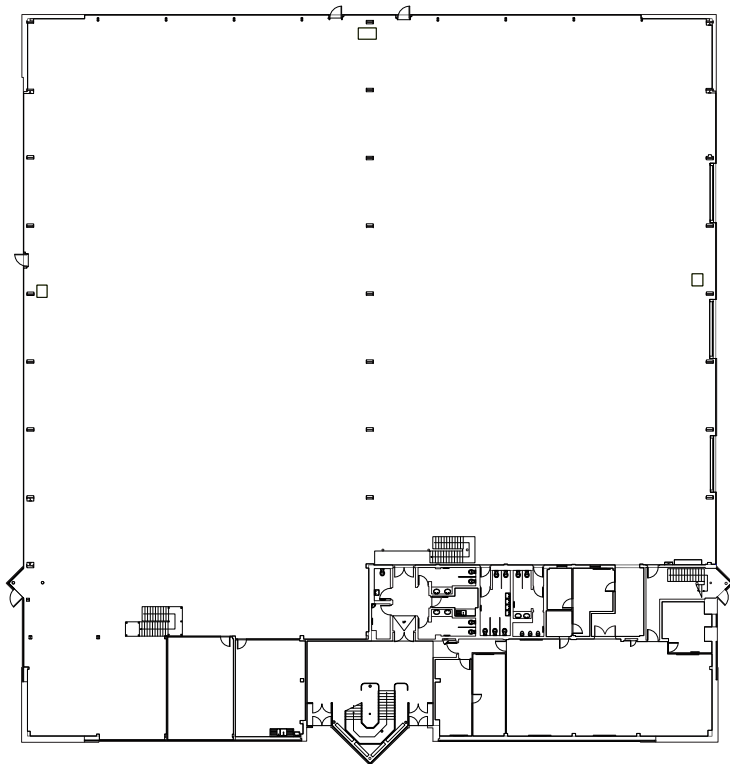




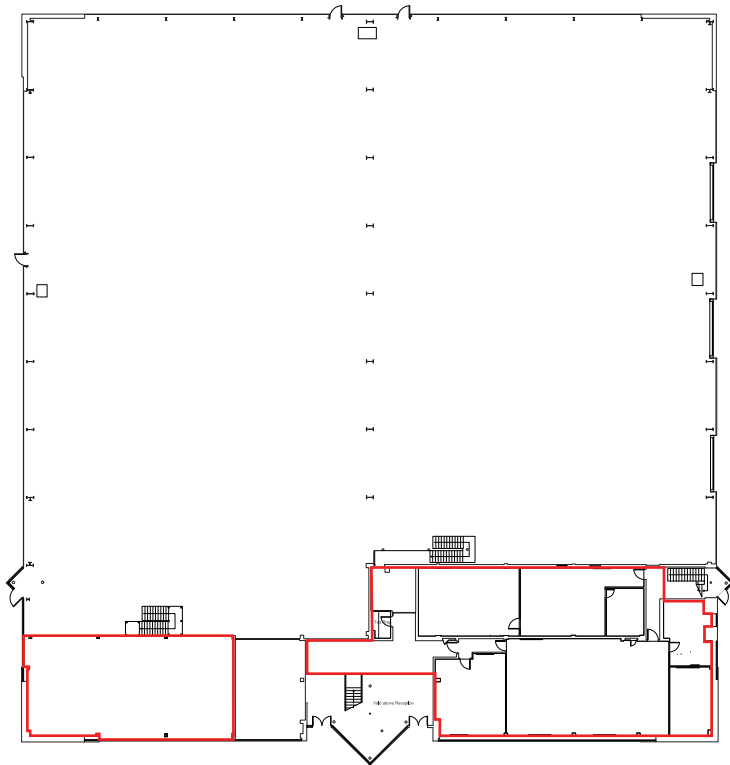




GROUND  
FLOOR PLAN



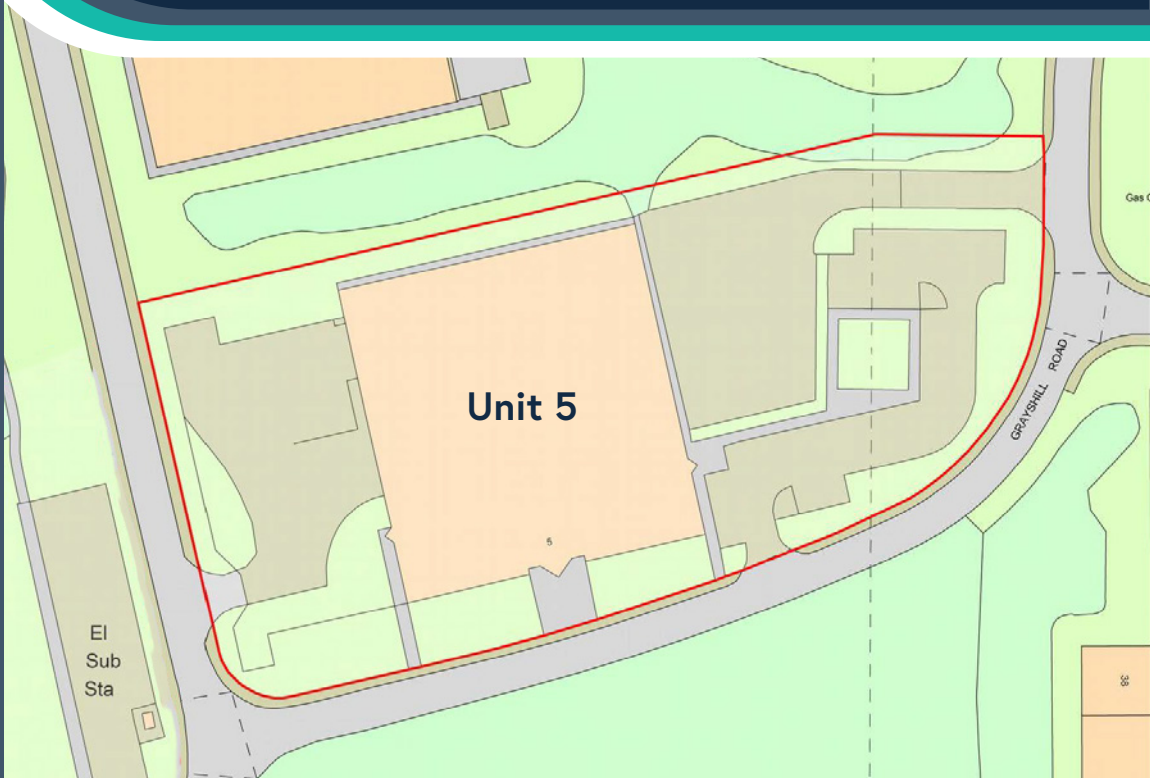
FIRST  
FLOOR PLAN



ACCOMMODATION

	SQ FT	SQ M
Warehouse	36,343	3,376
Office (GF)	5,317	494
Office (1F)	4,655	433
<b>Total GIA</b>	<b>46,315</b>	<b>4,303</b>
Mezzanine	1,778	165

The property lies on a 4.23 acre site, providing a low site coverage of 23%.



# RATING

The property is entered in the current Valuation Roll as follows:

Description	Rateable Value
Warehouse	£157,000

We therefore estimate rates payable for 2024/25 to be approximately £87,763 p.a. Any rating enquiries should be made directly to Lanarkshire Assessors. Tel: 01698 476000

# LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The tenant/purchaser will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.

# EPC

EPC rating: B+

# TERMS

The property is available on the basis of a new Full Repairing & Insuring lease. Alternatively, our clients may consider a sale.

# RENT & PRICE

On application.

# VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact:

**COLLIERS**  
**Iain Davidson**  
M: 07795 010118  
E: iain.davidson@colliers.com



colliers.com

**JLL**  
**Andrew McCracken**  
M: 07775 813538  
E: andrew.d.mccracken@eu.jll.com



jll.co.uk

The agents for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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; (iii) no person in the employment of the agents has any authority to make or give any representation or warranty whatever in relation to this property.

November 2024.

Produced by Designworks.