

TO LET - OFFICE

1A ABBOTSFORD ROAD
CUMBERNAULD, G67 4BP



KEY HIGHLIGHTS

- 1,140 sq ft
- Well-presented ground floor office / studio space within attractive secure landscaped setting
- Ideally suited for office, clinic, salon, beautician type uses
- Convenient M80 motorway access and short walk to Greenfaulds Railway Station
- Available for immediate occupation
- Setup to provide 3 x rooms complete with kitchen, tea-prep and WCs
- Generous on site car parking
- New lease available - £12,000 per annum

SUMMARY

Available Size	1,140 sq ft
Rent	£12,000 per annum
Business Rates	The subjects require to be re-assessed, anticipated to be eligible for 100% rates relief.
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Self-contained ground floor office / studio space.

Set within attractive landscaped setting with generous on-site car parking.

Internally the subjects provide well-presented accommodation setup to provide 3 x good sized separate rooms, kitchen tea-prep, WCs. The walls can come down to create open-plan accommodation if required.

Gas central heating provided and LED lights provided.

LOCATION

1A Abbotsford Road is situated just 1.5 miles south-west of Cumbernauld Town Centre.

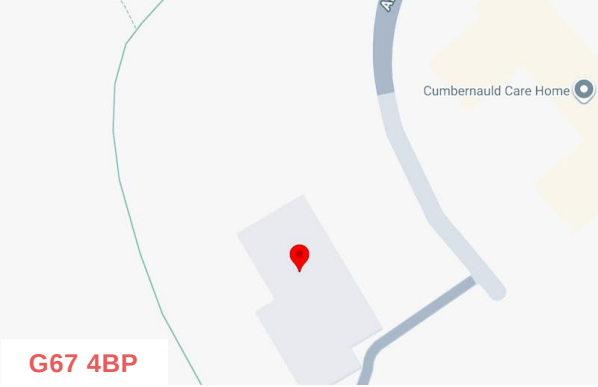
Junction 4A of the M80 motorway is located a short 4-minute drive north-west that connects with the M73, M8, M74.

Nearby public transport links are provided with Greenfaulds Railway Station a 5 minute walk south with services to Edinburgh and Glasgow. Bus services also run regularly along Greenfaulds Road.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,140	105.91	Available
Total	1,140	105.91	



VIEWING & FURTHER INFORMATION

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