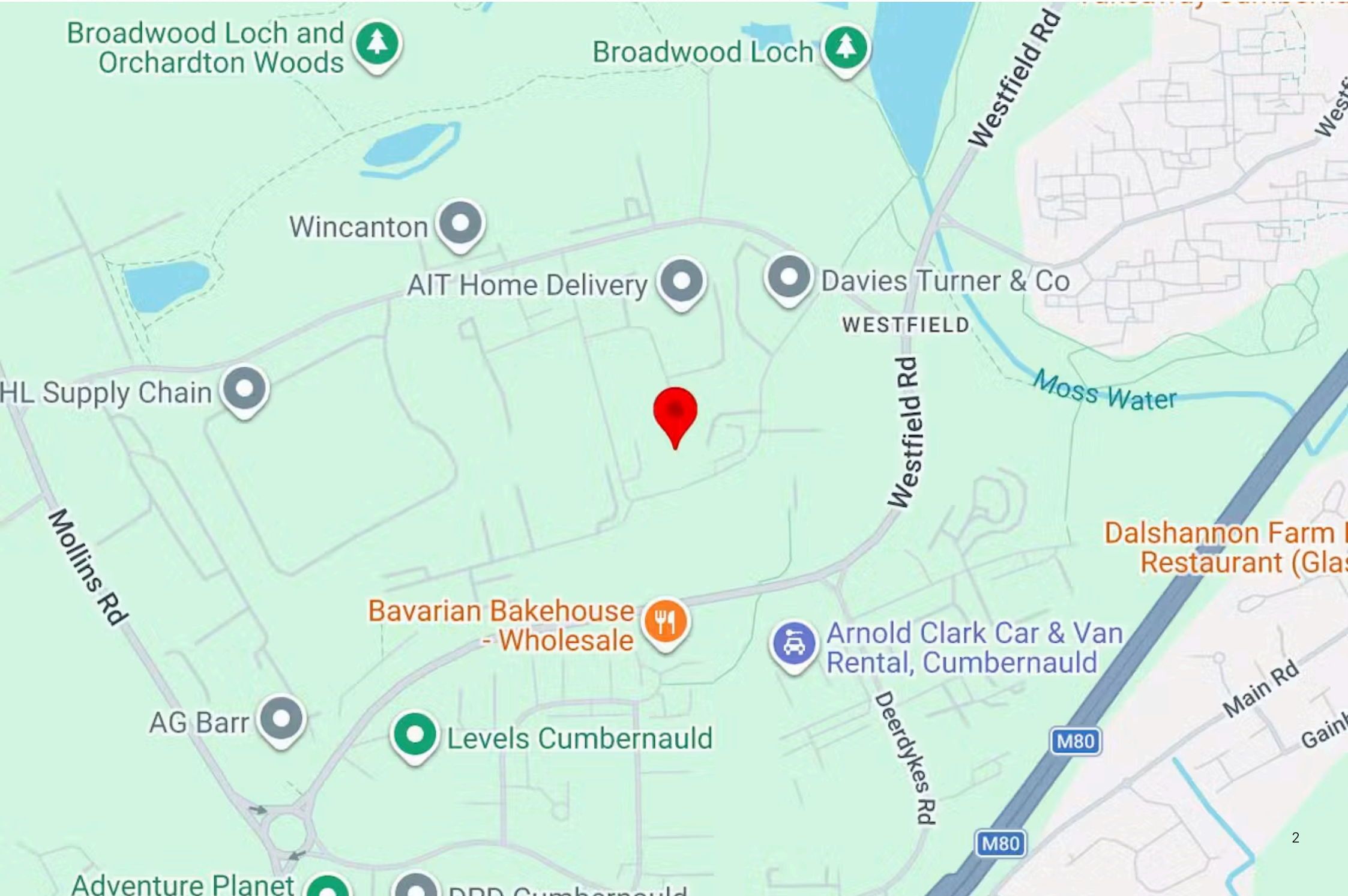


UNIT 52 WESTFIELD NORTH COURTYARD, G68 9HQ, INDUSTRIAL, LIGHT INDUSTRIAL, TO LET, 8,042 SQ FT

NMRK.COM/UK

NEWMARK


Broadwood Loch and Orchardton Woods
Broadwood Loch
Westfield Rd
Wincanton
AIT Home Delivery
Davies Turner & Co
WESTFIELD
HL Supply Chain
Moss Water
Westfield Rd
Mollins Rd
Dalshannon Farm
Restaurant (Glas
Bavarian Bakehouse
- Wholesale
Arnold Clark Car & Van
Rental, Cumbernauld
Main Rd
AG Barr
Levels Cumbernauld
Deerdykes Rd
M80
M80
Adventure Planet

Summary

- Fully refurbished
- Excellent transport links
- 3 phase power
- CCTV Security
- Access controlled entrance / exit to estate
- Level acess door to warehouse
- Good parking provision

8,042sq ft

DESCRIPTION

Unit 52 has undergone a full refurbishment to provide a high quality industrial unit with ancillary office space extending to a total of 8,042 sq ft.

LOCATION

Cumbernauld is North Lanarkshire's largest town and benefits from excellent transport communications. It provides a convenient and very accessible location within central Scotland and this estate is only 10 miles north-east of Glasgow city centre. Westfield North forms part of the popular and established Westfield Estate and is accessed from Grayshill Road via Westfield Road. It is situated 4 miles south-west of Cumbernauld town centre and is a short distance from Junction 4 of the M80 and Junction 3 of the M73 which provide quick access to the Central Belt of Scotland and beyond. Regular bus services pass by which provide access to and from the train station in the centre of Cumbernauld and also to central Glasgow.





SERVICE CHARGE

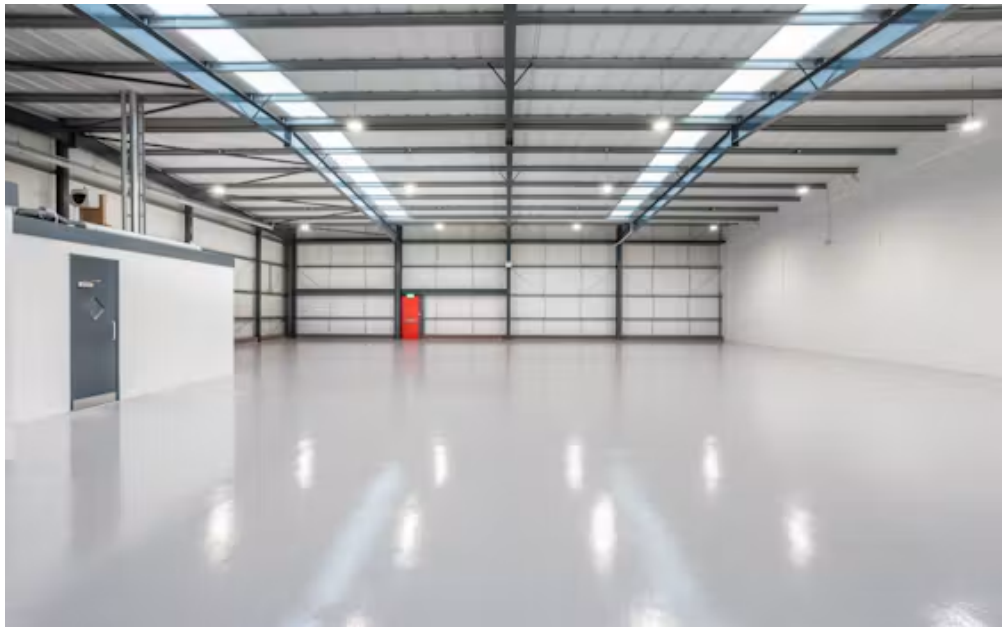
£3,941 per annum

BUSINESS RATES

Rateable Value: £78,500
Rates Payable: £43,489 per annum

ACCOMMODATION

	GROSS INTERNAL FLOOR AREA		
NAME	**SQ FT**	**SQ M**	**AVAILABILITY**
Unit	8,042	747.13	Coming Soon
Total	**8,042**	**747.13**	





Contacts

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NEWMARK

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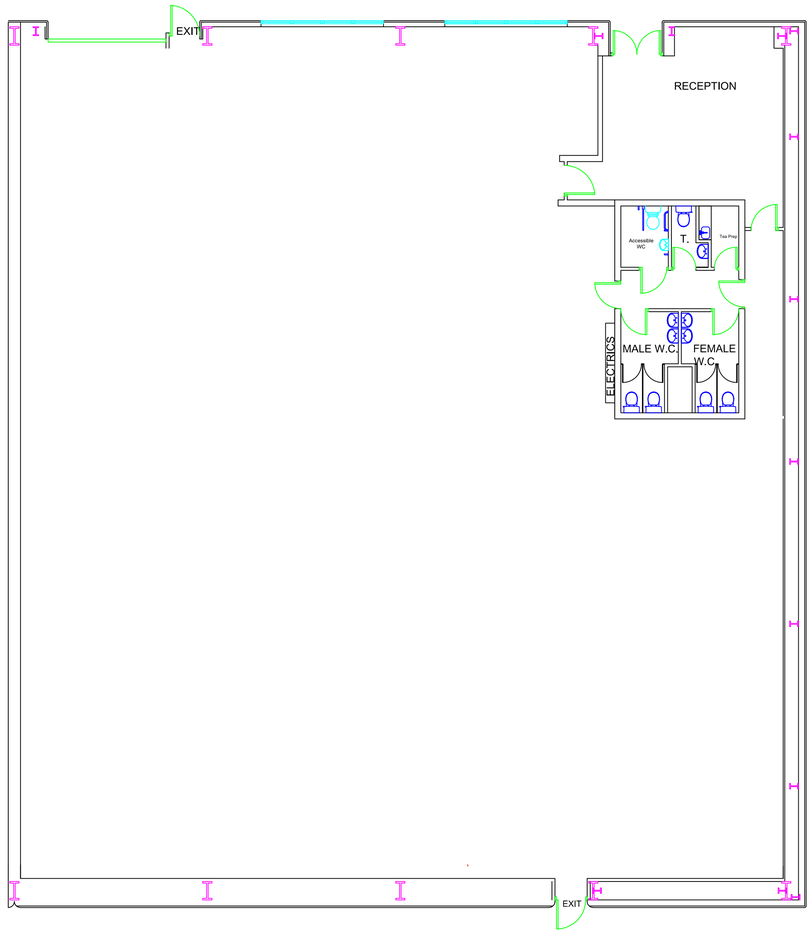
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2. No Reliance: All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark and/or any Newmark Person, for themselves or for the Vendors/Lessors. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars and/or the fitness of the property for any purpose whatsoever. In particular, and without prejudice to the foregoing: (a) all images, photographs, videos etc. may show only certain parts of the property and only at it appeared at the time they were created; (b) any statement concerning price or value is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon; and (c) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.
3. Crime Prevention: In accordance with our legal obligations pursuant to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Proceeds of Crime Act 2002 and other regulations, Newmark may be required to establish the identity and source of funds of all parties to property transactions (including both Vendors / Lessors and Purchasers/Lessees). Failure to procure this information where needed may delay or cancel any potential transaction or prevent Newmark from acting altogether.

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Notes:

The contractor is to verify all buildings and site dimensions prior to commencement of works or preparation of shop drawings.
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Use only figured dimensions Do not scale



UNIT 52

Revision:	Date:	Description:	Checked:

Client:
Northern Trust Co Ltd

Property:
Unit 52, Westfield North
Courtyard, Grayshill Road
Cumbernauld

Title:
Proposed Layout

Job No:	Drawn by:	Scale:
P2023-0224	MS	A1@1:100
Drawing No:	**Date:**	**Checked:**
002	07.05.2023	MS

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