

## TO LET - INDUSTRIAL

---

123 DEERDYKES VIEW

WESTFIELD INDUSTRIAL ESTATE, CUMBERNAULD, G68 9HN



### KEY HIGHLIGHTS

- 2,096 sq ft
- Benefits from convenient M80 motorway access
- Refurbished industrial and office accommodation
- Located within the popular Westfield Industrial Estate of Cumbernauld
- 1 x Roller shutter door
- 3 Phase power

## SUMMARY

Available Size	2,096 sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## DESCRIPTION

Unit 123 Deedykes View comprises a stand-alone industrial unit of steel portal frame and brick solid wall construction. The unit benefits from a roller shutter door, as well as pedestrian access. Internally, the unit has been recently refurbished and offers good quality industrial space, with modern office and welfare content.

## 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.

Deedykes View forms part of the popular and established Westfield Estate just 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 provides 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.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 123	2,096	194.72	Available
<b>Total</b>	<b>2,096</b>	<b>194.72</b>	



## VIEWING & FURTHER INFORMATION

### Gregor Brown

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

### Kerrie Currie

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

G·M·BROWN