TO LET - INDUSTRIAL

CARBRAIN INDUSTRIAL ESTATE

GLENCRYAN ROAD, CUMBERNAULD, G67 2UH



KEY HIGHLIGHTS

- 2,000 to 3,960 sq ft
- 19A benefits from Class 11 gym consent
- Situated next to Cumbernauld Train Station
- Just 2 miles south of Cumbernauld town centre
- Available for immediate occupation
- Some units are eligible for 100% rates relief
- Convenient M80 motorway access

SUMMARY

Available Size	2,000 to 3,960 sq ft
Rent	£16,000 - £25,000 per annum
Business Rates	Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.
VAT	Applicable
EPC Rating	Upon enquiry

DESCRIPTION

Carbrain Industrial Estate comprises 3 terraces of single storey, steel framed light industrial units, the roofs are pitched with profile sheeting.

The units benefit from 3 phase electricity and up and over vehicle roller shutters to the front with integrated pedestrian access doors.

The units are complete with 2 x WC's and some benefit from existing office space.
Clear eaves height of 3.87m to an apex of 5.61m

Unit 19A benefits from Class 11 gym consent.

LOCATION

Carbrain Industrial Estate is located at the east end of Glencryan Road, less than 2 miles from Cumbernauld town centre. Junction 4A of the M80 motorway is located a short 4-minute drive to the northwest, this connects with the M73, M8, M74 and beyond into the motorway network.

Nearby public transport links are plentiful and are provided by way of Cumbernauld Train Station, which is located less than half a mile west of the property with services to Edinburgh and Glasgow. Bus services also run regularly along South Carbrain Road.

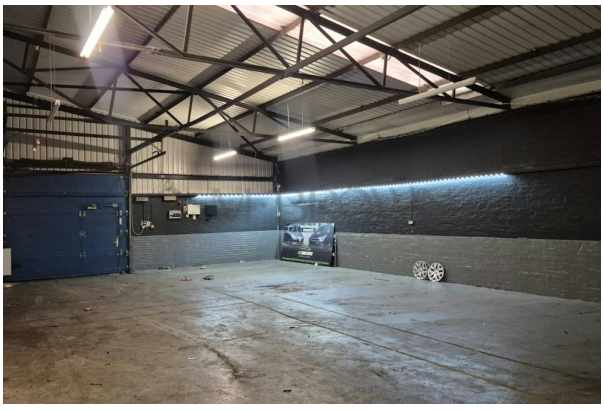
ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - 19A	2,000	185.81	£16,000 /annum	Available
Unit - 19 D & E	3,960	367.90	£25,000 /annum	Available
Total	**5,960**	**553.71**		









VIEWING & FURTHER INFORMATION

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