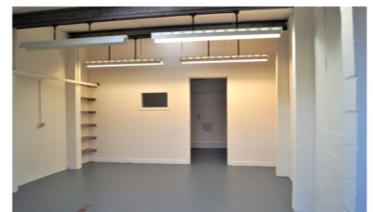
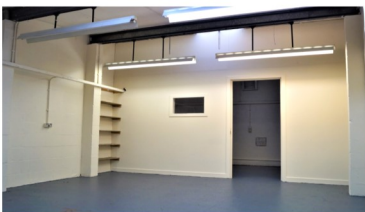


TO LET



35 KELVIN ROAD NORTH
LENZIEMILL INDUSTRIAL ESTATE
CUMBERNAULD G67 2BD

Industrial unit located on popular established business park.
Property extends to 50m² (540 sq.ft.) or thereby.
New FRI lease available.
Rent is £ 3,800.00 per annum exclusive of VAT.

LOCATION

35 Kelvin Road North is an end of terraced industrial unit located within the highly popular Lenziemill Industrial Estate, conveniently less than one mile from Cumbernauld Town Centre and ideally situated for all local and arterial transport links to Glasgow, Edinburgh and the M74 & M8 motorway links North and South.

DESCRIPTION

The unit forms part of a terrace of similar units located within a courtyard layout offering ideal workspace for the small or start-up business and contains an open workshop or storage area toilet and wash facilities with mains cold water supply and strip lighting. Number 35 is well presented and has a small office space contained within. There is also parking to the front

SIZE

In accordance with the RICS Property Measurement Professional Statement (1st edition), we calculate the following approximate gross internal area:

50m² (540 sq ft)

RENTAL

£ 3,800.00 per annum exclusive of VAT.

VAT is charged at the current rate

Interested parties should contact us for a Property Application Pack. North Lanarkshire Properties does not undertake to accept the highest, or indeed any offer received in respect of these subjects.

SERVICE CHARGE

The tenant will be responsible for a proportion of the cost of any common works for repair and maintenance of the building, common courtyard, fences, gates and landscaping to be carried out by the landlord and recharge to tenants on a pro rata basis. There is no service charge levied at present, but the Council reserves the right to recover these costs

Excludes – Non-domestic rates and water charges relating to the subjects are billed separately.

RATES

The Rateable Value of the property is £2,900.00 with effect from 1 April 2017. The tenant will be responsible for the payment of non-domestic rates.

Rateable values enquiries should be referred to Lanarkshire Valuation Joint Board on 01698 476000.

INSURANCE

The landlord insures the building and the cost is recharged to the tenant.

UTILITIES

The tenant will be responsible for payment of all utility bills including water, gas and electricity, where applicable.

EPC RATING

The Building Energy Performance Rating is D.

STATUTORY REQUIREMENTS

Interested parties should note that they will be responsible for complying with all statutory requirements in relation to their occupation and use of the subjects and will relieve North Lanarkshire Properties of all such requirements. In particular you will be responsible for obtaining any requisite Planning Permission and Building Control approvals for your use of the property.

INFORMATION AND VIEWING

If further information or viewing is required please contact North Lanarkshire Properties

Telephone: 01236 632800

Email: enquiry@northlanarkshireproperties.co.uk

