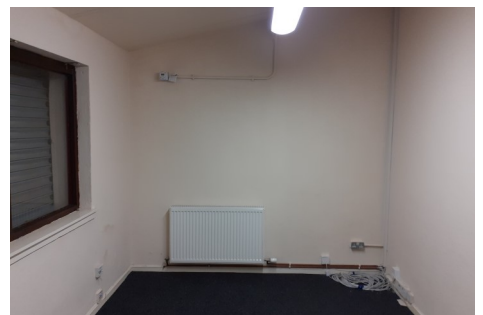


TO LET



62 TELFORD ROAD LENZIEMILL INDUSTRIAL ESTATE, CUMBERNAULD G67 2AX

Industrial unit located on popular well established Estate .
Property extends to 109m2 (1,170 sq.ft.) or thereby.
New FRI lease available.
Rent is £7,000 per annum exclusive of VAT.

LOCATION

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

DESCRIPTION

Located within a courtyard development of similar industrial units, the subjects comprise an open store or manufacturing area with ancillary office, basic kitchen area and toilet facilities. The internal workshop space could be configured by the tenant to suite their particular requirements. The current configuration of the workshop space has been designed to provide a large carpeted office area with ample power points and a smaller workshop store area off which is accessed via internal door or powered 2.5m wide roller door from the yard area. In addition there is a separate office to the front of the unit along with both male and female toilet facilities. There is car parking space for vehicles to the front.

SIZE

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

109m² (1,170 sq ft)

RENTAL

£7,000 per annum exclusive of VAT. VAT is charged at 20%.

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

No Service charge has currently been levied but the Landlord reserves the right to apply a service charge in future. The tenant would be responsible for a proportion of the service.

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

RATES

The Rateable Value of the property is £6,500 with effect from 1 April 2017. The tenant will be responsible for any 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 F

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
Suite G.3 Dalziel Building
7 Scott Street
Motherwell
ML1 1PN

Telephone: 01236 632800

Email: enquiry@northlanarkshireproperties.co.uk



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These particulars are set out as a general outline, only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition, any necessary permissions for use and occupation, and other details are given without responsibility and any intending

purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of North Lanarkshire Properties LLP has any authority to make or give any representation or warranty whatever in relation to this property. The information contained in these particulars has been checked and unless otherwise stated it is understood to be materially correct at the date of publication. Freedom of Information (Scotland) Act 2003 North Lanarkshire Properties LLP is bound by the terms of this Act. This means that the North Lanarkshire Properties LLP cannot, in certain circumstances, be party to a confidentiality clause.