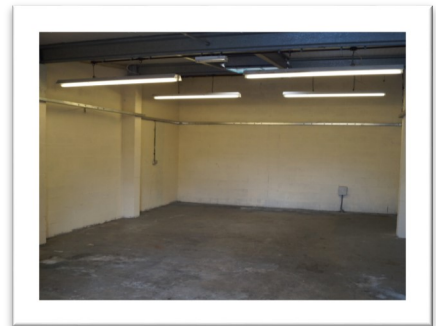
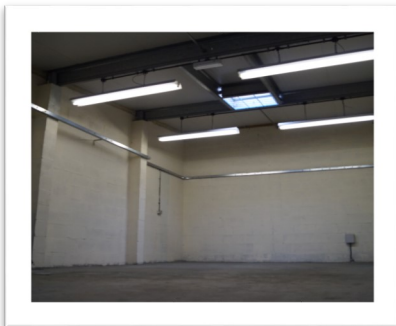


TO LET



94 TELFORD ROAD LENZIEMILL INDUSTRIAL ESTATE,

Industrial unit located on well established Industrial Estate.
Property extends to 50m² (500 sq.ft.) or thereby.
New FRI lease available.
Rent is £ 3,800.00 per annum exclusive of VAT.

LOCATION

94 Telford Road is a mid terraced industrial unit located within the highly popular Lenziemill Industrial Estate, conveniently located 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

Ideally set up for the small or start up business the unit is located within a courtyard development of similar industrial units, the unit comprises an open store or small manufacturing area with toilet and wash facilities. Lighting is provided by overhead strip lights and parking is available to the front.

SIZE

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

50m² (500 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 service. No Service charge has been levied but the Landlord reserves the right to service charge in future.

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

RATES

The Rateable Value of the property is £2,800.50 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 E.

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



Statutory requirements:

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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.