

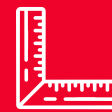


4 GRAYSHILL ROAD

Westfield Industrial Estate
Cumbernauld, G68 9HQ

TO LET | 76,443 SQ FT

MODERN WAREHOUSE /PRODUCTION UNIT



7,101 SQ M
(76,443 SQ FT)



Dedicated
Parking



Ground Level
Loading Doors



Fully Secure
Extended Yard



Strategic Central
Belt Location



Established
Industrial Estate

4 GRAYSHILL ROAD, WESTFIELD INDUSTRIAL ESTATE, CUMBERNAULD, G68 9HQ

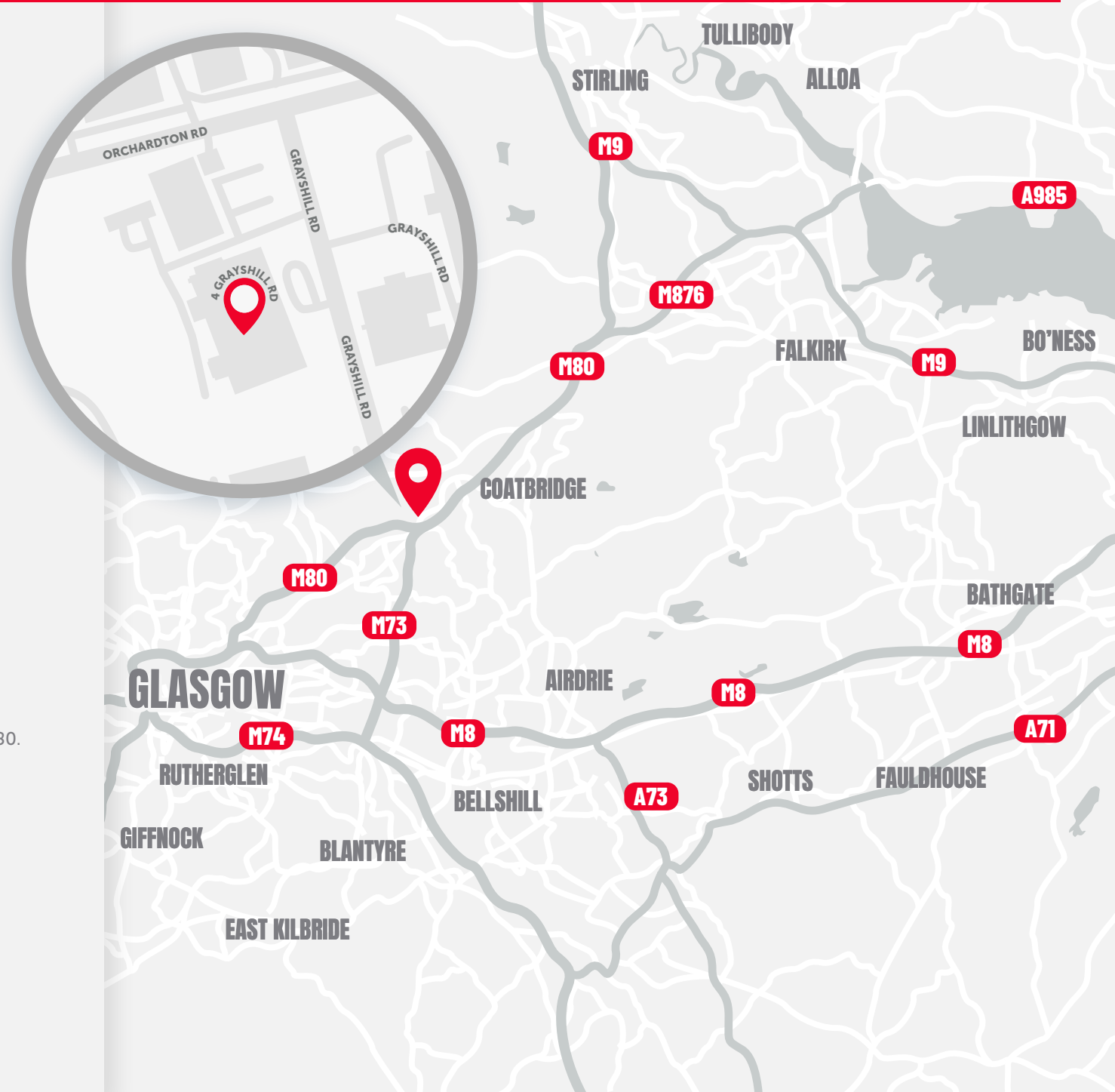
STRATEGICALLY LOCATED IN SCOTLAND'S CENTRAL BELT

4 GRAYSHILL ROAD, CUMBERNAULD IS SITUATED WITHIN SCOTLAND'S CENTRAL BELT, 11 MILES NORTHEAST OF GLASGOW, 16 MILES SOUTH OF STIRLING AND 40 MILES WEST OF EDINBURGH.

Westfield benefits from excellent access to the motorway network via Junction 3 of the M73 and Junction 4 of the M80.

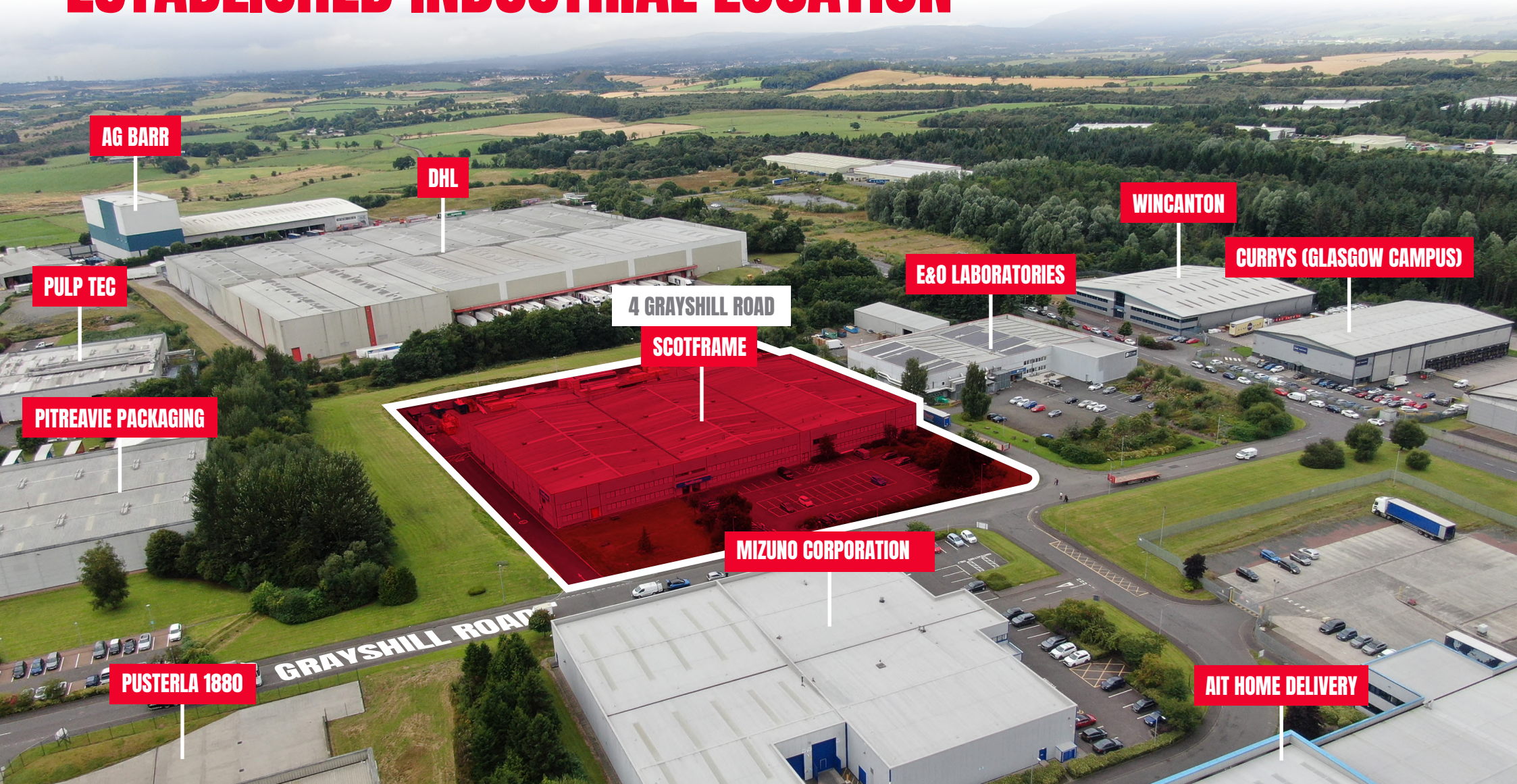
Nearby occupiers include;

- AIT
- DHL
- AG Barr
- Davies Turner
- Pusterla 1880
- Mizuno Corporation
- E&O Laboratories
- DHL
- Wincanton
- Currys Glasgow Campus



4 GRAYSHILL ROAD, WESTFIELD INDUSTRIAL ESTATE, CUMBERNAULD, G68 9HQ

AT THE HEART OF AN ESTABLISHED INDUSTRIAL LOCATION



AG BARR

DHL

WINCANTON

CURRYS (GLASGOW CAMPUS)

E&O LABORATORIES

4 GRAYSHILL ROAD

SCOTFRAME

MIZUNO CORPORATION

AIT HOME DELIVERY

PUSTERLA 1880

PITREAVIE PACKAGING

PULP TEC

4 GRAYSHILL ROAD, WESTFIELD INDUSTRIAL ESTATE, CUMBERNAULD, G68 9HQ

A MODERN STANDALONE DISTRIBUTION/ PRODUCTION UNIT

**THE WAREHOUSE OFFERS LED LIGHTING
THROUGHOUT AND IS ACCESSED THROUGH
GROUND LEVEL LOADING DOORS TO THE REAR.
BOTH SETS OF DOORS OPEN INTO THE SECURE
YARD.**

The warehouse has 5m eaves height to the underside of the haunch extending to 6m at the apex. There are offices and amenities across the ground and first floor.



ACCOMMODATION

AREAS / FLOOR	SQ M	SQ FT
Ground Floor Warehouse & Offices:	6,332	8,278
First Floor Offices	769	8,278
TOTAL GIA	7,101	76,443

TERMS

The property is available to lease on Full Repairing & Insuring terms for a duration to be agreed.

RENT/PRICE

Price on application.

RATEABLE VALUE

The current 2026 rateable value assessment is £225,000.

VAT

The property is elected for VAT and VAT will be payable on the purchase price.

LEGAL COSTS

Each party will bear their own legal costs. The Tenant/Purchaser is responsible for any LBTT or registration fees.

EPC

Available on request.

VIEWINGS & FURTHER INFORMATION

Strictly by appointment through:



RYAN FARRELLY

T: 07900 390 078

E: ryan.farrelly@g-s.co.uk



YAN STEWART

T: 07879 668 181

E: yan.stewart@g-s.co.uk

GRAHAM SIBBALD

T: 0141 332 1194

E: glasgow@g-s.co.uk A:

233 St Vincent Street,
Glasgow, G2 5QY

G-S.CO.UK



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