

TO LET

**3 BLAIRLINN RD
CUMBERNAULD
GLASGOW G67 2TF**

**45,605 SQ FT WITH 3-ACRES
OF EXTERNAL YARD SPACE**

**TO BE FULLY
REFURBISHED**



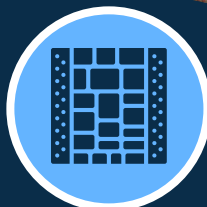
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**8 METRE
EAVES**



**0.5 ACRE HARD
STANDING AREA**



**DEDICATED
PARKING**



**8 ROLLER
SHUTTER DOORS**



**2.5 ACRE
CONCRETE YARD**



**SECURE
45 METRE YARD**

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DESCRIPTION

3 Blairlinn Road offers a self-contained, modern steel portal frame building constructed over a concrete floor with metal clad elevations and pitched steel roof which benefits from solar panels. There are also single story offices with dedicated parking for 30 cars. Situated within a prominent industrial location, the unit is only 2 miles from Junction 5 of the M80.

Internally, the unit is to be fully refurbished. As part of the refurbishment, 2 new roller shutter doors will be installed to one elevation to bring the total roller shutter door count to 7, as well as an overhaul of all the warehouse and office space. Minimum eaves height of 8m. The unit benefits from a large secure concrete yard, extending to approximately 2.5 acre and a 0.5 acre hard standing yard.

ACCOMMODATION

	SQ FT	SQ M
Warehouse including ground floor office	39,729	3,691
First Floor Office	1,506	140
Office Extension	4,370	406
Total	45,605	4,237



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LOCATION

3 Blairlinn Road is situated in a prime Industrial location in Cumbernauld, being only 3.1 miles to J5 of the M80, and 4.1 miles to J3 of the M73, with Glasgow City Centre being only 13 miles.



TERMS

Available on a new Full Repairing and Insuring lease. Alternatively, the landlord will consider selling the property.

EPC

Current Rating: A.
To be recommissioned upon completion of refurbishment.

VAT

VAT is payable.

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CONTACTS

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