



Antonine House, Broadwood Business Park, Cumbernauld, G68 9LE

- Refurbished Open Plan Office
- Extending to 967.2sq.m/10,410sq.ft
- Capable of Sub-division
- Ready for Immediate Occupation
- Excellent Car Parking Provision



LOCATION

Cumbernauld is situated in an excellent strategic location, between Glasgow and Edinburgh just off the M80 Glasgow to Stirling motorway.

The business park is located around 14 miles north east of Glasgow City Centre and around 40 miles to the west of Edinburgh.

The park, which is around 1.5 miles west of Cumbernauld Town Centre, is easily accessible from junction 4 of the M80 motorway, with direct access off Westfield Road at Broadwood roundabout. Croy railway station is approximately 5 minutes' drive from the business park.

The Ordnance Survey Extract, which is for identification purposes only, shows the location of the subjects.

DESCRIPTION

The subjects comprise a ground floor office suite within a two-storey pavilion assumed to be of brick construction, with a pitched roof clad in tiles. Internally the offices provide large, recently refurbished space, available as a whole or potentially to separate suites of around 5,000sq.ft each.

According to our calculations, we estimate the subjects extend to the following net internal areas:

Ground Floor: 967.2sq.m/10,410sq.ft.

TERMS

Our clients are offering a new Full Repairing and Insuring lease with flexible terms at an initial annual rent of around £2,50psf.



As previously advised the space could be sub-divided to create two suites extending to around 5,000sq.ft each. Quoting rents and further information in relation to the smaller suites is available on request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects are entered into the valuation role as follows:

Rateable Value: £49,750.

EPC

Available on request.

ENTRY

Immediate entry is available subject to completion of legal formalities.

VAT

All rents, premiums, prices etc are quoted exclusive of VAT (if applicable).

To arrange a viewing please contact:



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