

## TO LET - INDUSTRIAL

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42 - 62 TELFORD PLACE

LENZIEMILL INDUSTRIAL ESTATE, CUMBERNAULD, G67 2AX



### KEY HIGHLIGHTS

- 1,175 to 2,350 sq ft
- Undergoing comprehensive internal and external refurbishment
- Benefit from existing office space
- Rent - £15,000 per annum
- Well-located light industrial / workshop units
- Generous and secure communal yard / parking
- Eligible for 100% rates relief

SUMMARY

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Available Size | 1,175 to 2,350 sq ft                                                                |
| Rent           | £15,000 per annum                                                                   |
| Business Rates | The units are eligible for 100% rates relief under the Small Business Bonus Scheme. |
| VAT            | Applicable                                                                          |
| Legal Fees     | Each party to bear their own costs                                                  |
| EPC Rating     | Upon enquiry                                                                        |

DESCRIPTION

Telford Place comprises 10 x light industrial / workshop units arranged between two opposing terraces with generous secure communal yard / parking.

Each unit provides open-plan workshop / warehouse space with WC's and office found to the front.

Loading and pedestrian access doors provided.

3 x phase power and gas provided.

Our client is undertaking a full internal and external refurbishment programme with works underway.

LOCATION

Telford Place is situated within the popular Lenziemill Industrial Estate of Cumbernauld just 1 mile south of the town centre and 12 miles south-west of Glasgow.

Junction 5 of the M80 is less than a 5 minute drive north that connects with the M73, M8 and M74 beyond.

Cumbernauld Railway Station is a 5 minute walk north.

Nearby occupiers include Allstar Joinery, Cowie Engineering, Cumbernauld Hire Drive, MSP Building Supplies and Taggart Flooring.

ACCOMMODATION

The accommodation comprises the following areas:

| Name      | sq ft | sq m   | Availability |
|-----------|-------|--------|--------------|
| Unit - 50 | 1,175 | 109.16 | Available    |
| Unit - 52 | 1,175 | 109.16 | Available    |
| Unit - 58 | 1,175 | 109.16 | Available    |
| Unit - 60 | 1,175 | 109.16 | Available    |
| Unit - 54 | 1,175 | 109.16 | Let          |
| Unit - 46 | 1,175 | 109.16 | Under Offer  |
| Unit - 62 | 1,175 | 109.16 | Under Offer  |
| Total     | 8,225 | 764.12 |              |



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897  
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703  
kc@gmbrown.co.uk

