

FOR SALE INDUSTRIAL

3,188.7 SQ.M. • 34,324 SQ.FT. • 1.5 HA (3.7 ACRES)



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DEERDYKES
P L A C E
— G68 9HE —

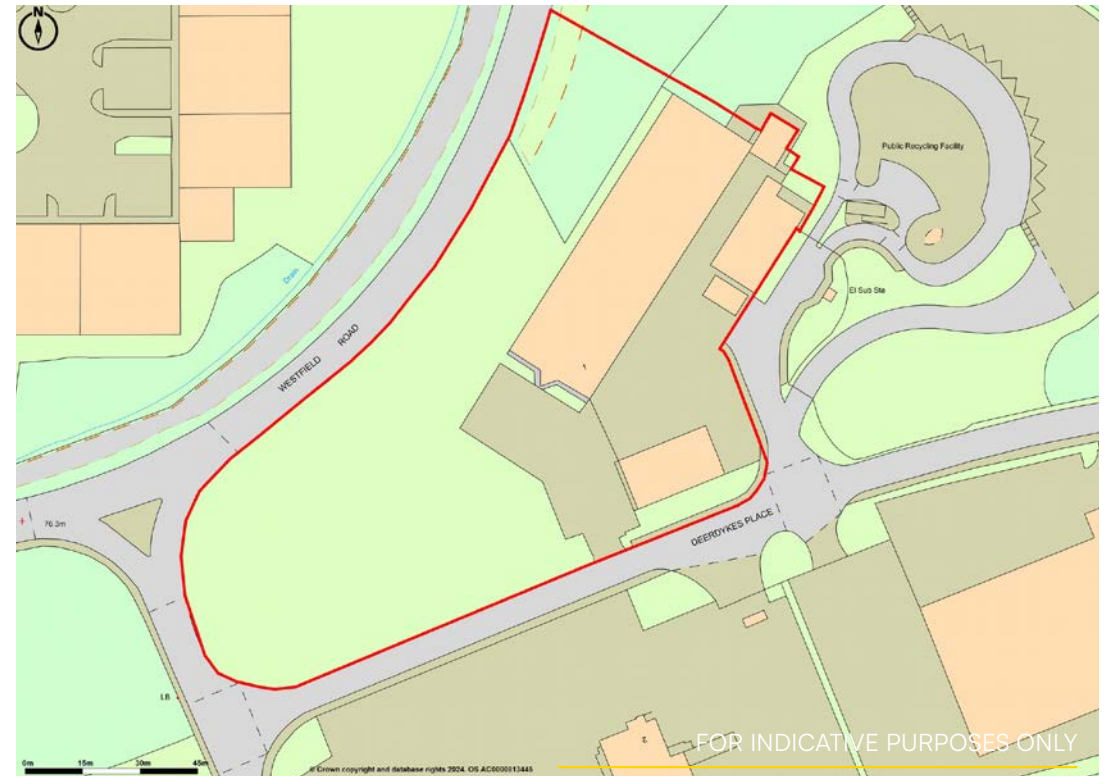
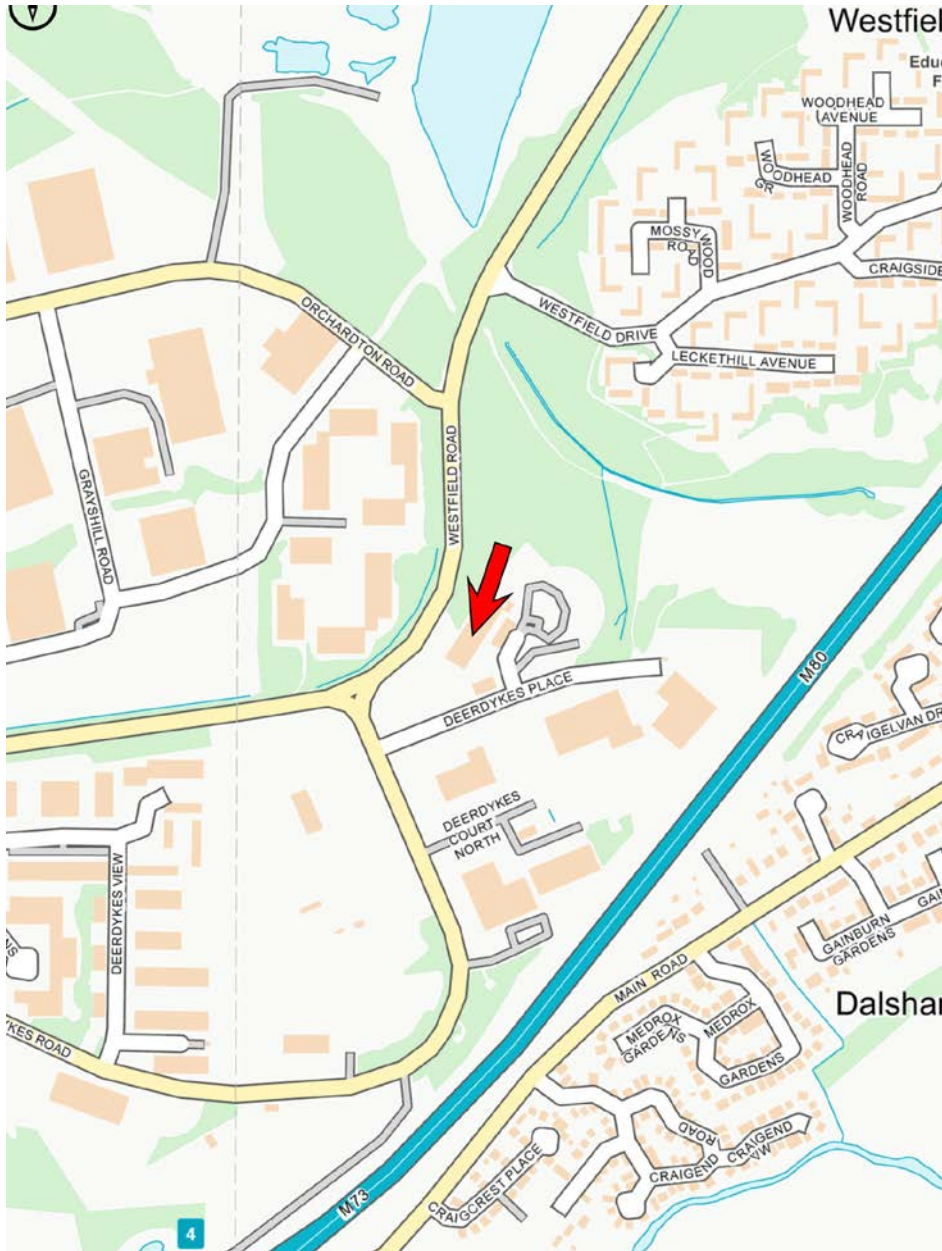
- Four industrial buildings contained within a secured yard.
- Within popular Westfield area of Cumbernauld.
- Excellent accessibility being close to M73 and M80.
- On-site car parking for up to 30 vehicles.
- Total Gross Internal Area of 3,188.7 sq.m. (34,324 sq.ft.)
- Total site area of 1.5 hectares (3.7 acres).
- OFFERS OVER £2.1 MILLION ARE INVITED.

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DM Hall Commercial Department
12 Bothwell Street, Glasgow, G2 6LU
0141 332 8615

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LOCATION

The subjects are situated to the north west of Deerdykes Place, overlooking Westfield Road, within the Westfield area which lies approximately 2 miles south east of Cumbernauld Town Centre.

Cumbernauld lies around 10 miles to the north east of Glasgow City Centre and was one of Scotland’s new towns. The town is situated on the M80 motorway which links with Glasgow to the south west and with Stirling to the north east. Cumbernauld forms part of the North Lanarkshire jurisdiction.

The surrounding area is a well-established industrial/commercial location with occupiers within the vicinity, including UPS, Pitreavie, Michael, Johnstone Transport and Craigmarloch Nurseries.

Deerdykes Place is a local vehicular roadway, however, nearby Westfield Road is one of the main link roads for the area, affording convenient access to the trunk road and motorway network nearby.

There are both national/corporate and local occupiers within the vicinity.



MAIN BUILDING

DESCRIPTION

The property comprises purpose-built manufacturing and display facilities, contained within a regular shaped, and generally level parcel of land.

There are four buildings on site and they are as follows:

MAIN BUILDING

Industrial unit/showroom facility of steel portal frame construction with external walls mostly finished in profiled metal sheeting. The front and principal access to the property is via a fully glazed feature triangular shaped entranceway benefitting from excellent natural light.

Internally, the front section provides an extensive showroom together with offices and staff kitchen and toilet facilities.

The rear section provides workshop accommodation that is predominantly open plan with a steel framed mezzanine to the front. This was used as offices and a large boardroom.

The Biomass heating system will not be included in the sale.

The eaves height in this section is 4.5 metres (12 ft). There are two vehicle access doors to the gable elevation, which have opening heights of approx. 3 metres (10ft).



EXTERNAL YARD



MAIN BUILDING



MAIN BUILDING WORKSHOP

REAR STORE

Detached industrial unit of steel portal frame construction with external walls finished in profiled metal sheeting. The roof is steel framed and pitched, clad in metal sheeting. There is a vehicle access door with an opening height of approx. 5 metres (16ft).

Internally, the unit was previously used for storage purposes and is open plan in nature with concrete floor and blockwork walls.

VEHICLE WORKSHOP

Smallest unit within the complex and detached in nature. The property is the same construction type as the other units. The roller shutter door has an opening height of approx. 3.65 metres (12 ft).

Internally, the unit was used for vehicle maintenance and repair and open plan in nature. The floor is solid concrete with metal sheeted walls. Spray foam insulation has been applied to the internal facing of the roof.

FRONT UNIT

This unit is also detached in nature and lies to the front of the main complex. The property is also of the same construction type as the other units. The roller shutter door has an opening height of approx. 6 metres (20 ft), the roller door allows access to both the ground and upper floor sections.

Internally, the property provides accommodation over ground and first floor levels. The ground floor was used for manufacturing purposes and the first floor for storage.

Two stairwells provide access to the first floor.

Spray foam insulation has also been applied to the internal facing of the roof.

ACCOMMODATION & FLOOR AREAS

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a Gross Internal basis and is as follows:

ACCOMMODATION	SQ. M.	SQ. FT.
MAIN BUILDING		
Ground Floor	1,818	19,569
First Floor	375	4,037
TOTAL	2,193	23,606
REAR BUILDING		
Ground Floor	308.5	3,321
FRONT STORE		
Ground Floor	314	3,380
First Floor	314	3,380
TOTAL	628	6,760
GARAGE		
Ground Floor	59.2	637
GRAND TOTAL	3,188.7	34,324
TOTAL SITE AREA	1.5 hectares	3.7 acres

SALE TERMS

OFFERS OVER £2.1 MILLION ARE INVITED.

ENERGY PERFORMANCE

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON-DOMESTIC RATES

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £116,000.

Any ingoing occupier has a right to appeal this status.

LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of VAT. For the avoidance of doubt, there will be VAT payable on the transaction.

VIEWING ARRANGEMENTS

Strictly by contacting the sole selling agents:-

Jonathan McManus

07771 606582

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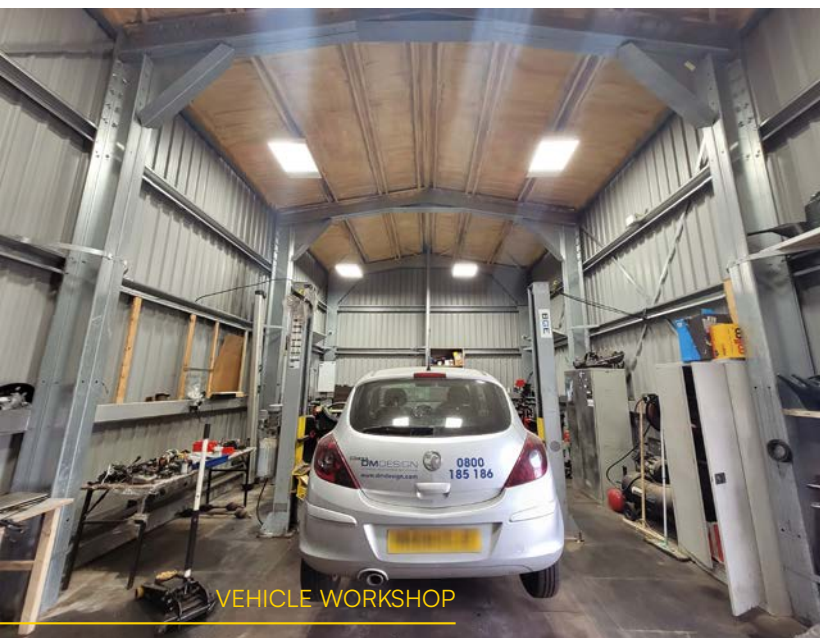
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ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



VEHICLE WORKSHOP



FRONT UNIT

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VEHICLE WORKSHOP / YARD



REAR STORE

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PROPERTY REF: WSA2623

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