

FOR SALE

Detached Industrial Unit Within A Secured Site

GIA: **1055.49 SQM (11,361 SQ FT)**

Total site area of **0.75 acres**

Located within a well-established
industrial estate

Standalone industrial building with
associated yard and detached store
to the rear

SALE PRICE: OIEO £450,000



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26 LENZIEMILL ROAD, CUMBERNAULD, G67 2UD

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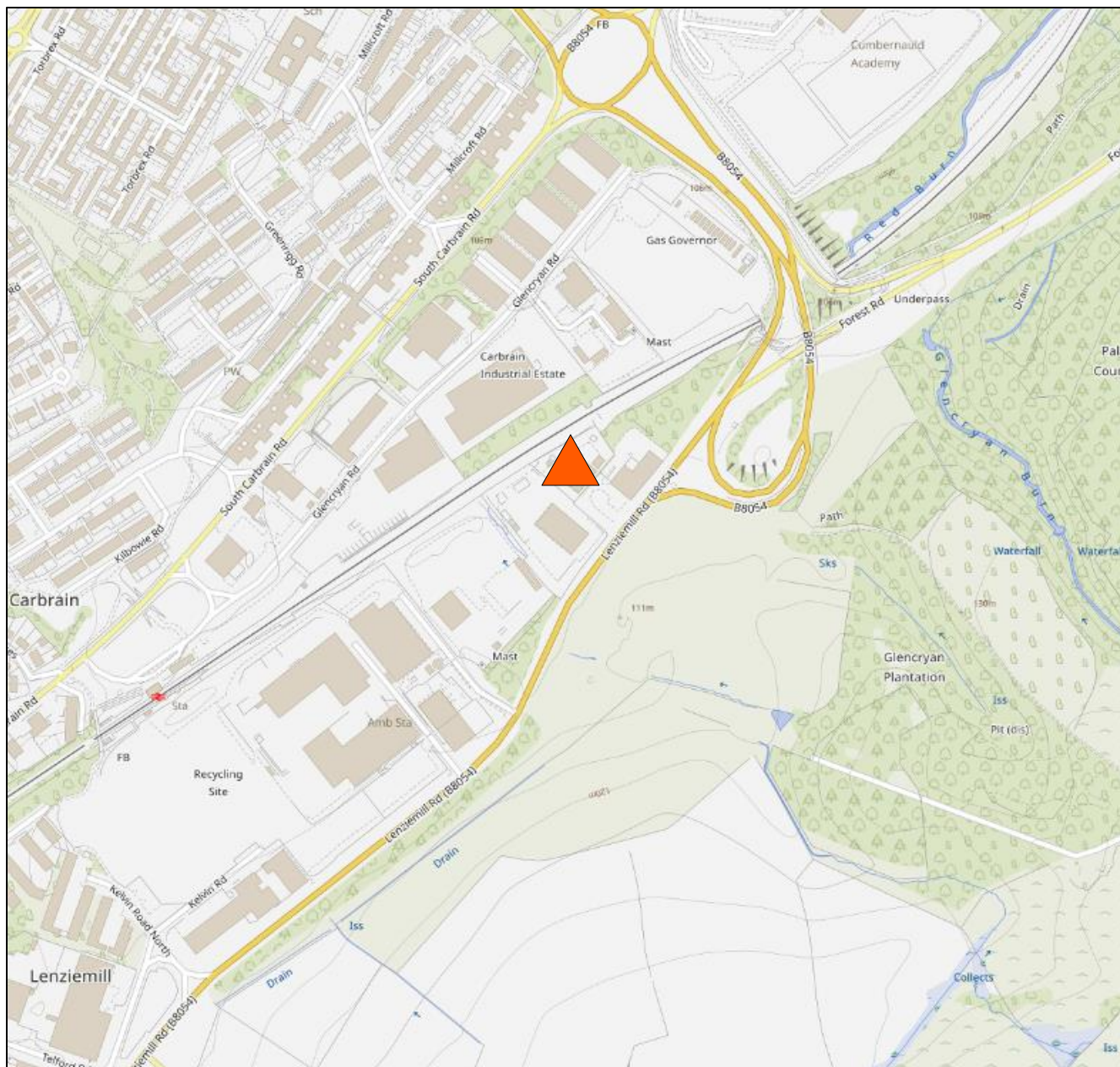
| 0141 331 2807 – 07720 466035
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Location

26 LENZIEMILL ROAD, CUMBERNAULD, G67 2UD



The subjects are located within Lenziemill Industrial Estate which lies on the southern periphery of Cumbernauld, approximately 1 mile from the town centre.

Lenziemill Industrial Estate is an established estate providing a mix of industrial buildings and yard space.

Neighbouring occupiers within the estate include Camfauld, Briggs Amasco, Dow Group, Suresafe Protection and Smurfit Kappa Cumbernauld.

The property has convenient access to the regional and national road network. It is located a short drive from Junction 5 of the M80 motorway, offering direct links to Glasgow and Stirling. Furthermore, the subjects provide convenient access to the A8011 via North Carbrain Road and to the A73 via Blairlinn Road.

The location offers convenient rail connectivity, with both Cumbernauld and Greenfaulds train stations situated within close proximity. Additionally, Cumbernauld Airport is conveniently located less than 5 miles from the subjects offering local aviation services and enhancing logistical capabilities for businesses in the local area.

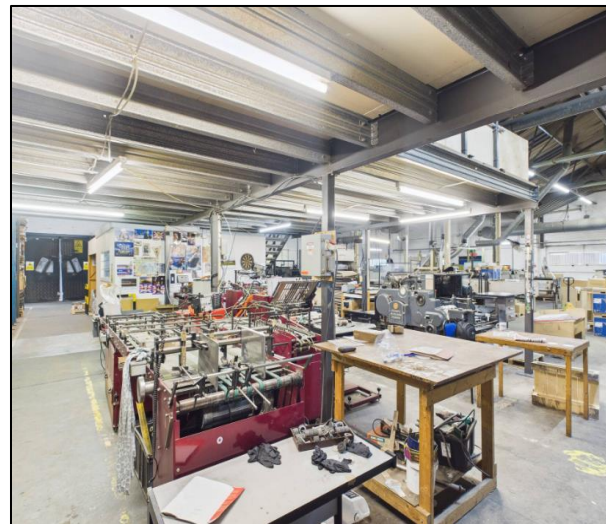
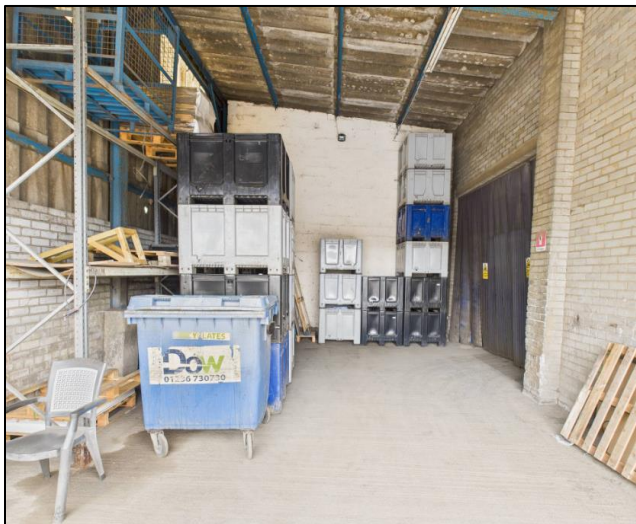


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Description

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The subjects comprise a detached industrial unit with associated yard and detached store to the rear.

The main building extends over three interconnected bays with an adjoining lean-to extension positioned to the north end of the building. The main building is of steel frame construction with brick infill walls, with external wall elevations having a brick finish. The lean-to building is of steel frame construction with brick infill walls and is surmounted by a mono-pitched roof clad in profile sheeting.

The internal configuration of the main building provides ancillary office accommodation to the front and warehouse/workshop space contained to the rear. Vehicular access is facilitated through a roller shutter door positioned to the north elevation of the building.

The workshop accommodation has a solid concrete floor finish whilst walls are painted brick. There is a mezzanine located to the front of the warehouse. The eaves within the warehouse is 3.3 meters rising to 4.1 meters at the apex.

The ancillary accommodation provides a reception area, two private offices and a single toilet facility.



Floor Plan

26 LENZIEMILL ROAD, CUMBERNAULD, G67 2UD

Warehouse



Rear Warehouse/Store



The above plans are for indicative purposes only



Description

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Positioned to the rear of the subjects is a detached store. The building is of steel frame construction and is surmounted by a pitched roof with inset roof lights. The roof and walls are clad externally in profile sheeting. The eaves within the unit extends to 3.30 meters. There is vehicular roller door access. The unit benefits from its own electricity supply.

There is an element of yard accommodation which extends to 0.081 acres. The yard is surfaced in tarmac and concrete.

ACCOMMODATION

ACCOMMODATION	SQM	SQFT
Warehouse	978.84	10,536
Detached Rear Warehouse/Store	76.65	825
TOTAL	1,055.49	11,361

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).





SALE PRICE

We are seeking offers in excess of £450,000 for our client's heritable interest in the property.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a rateable value of £26,750. The rate poundage for 2024/2025 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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