

# TO LET

## Office Unit

Excellent Road Links

Located Within Well Established  
Industrial Estate

Available In Part Or In Whole

Dedicated Car Parking

NIA: 163.10 SqM / 1,756 SqFt

**Rent: £9,000 Per Annum**



[CLICK HERE FOR VIRTUAL TOUR](#)



**48 DEERDYKES VIEW, CUMBERNAULD, G68 9HN**

**CONTACT:**

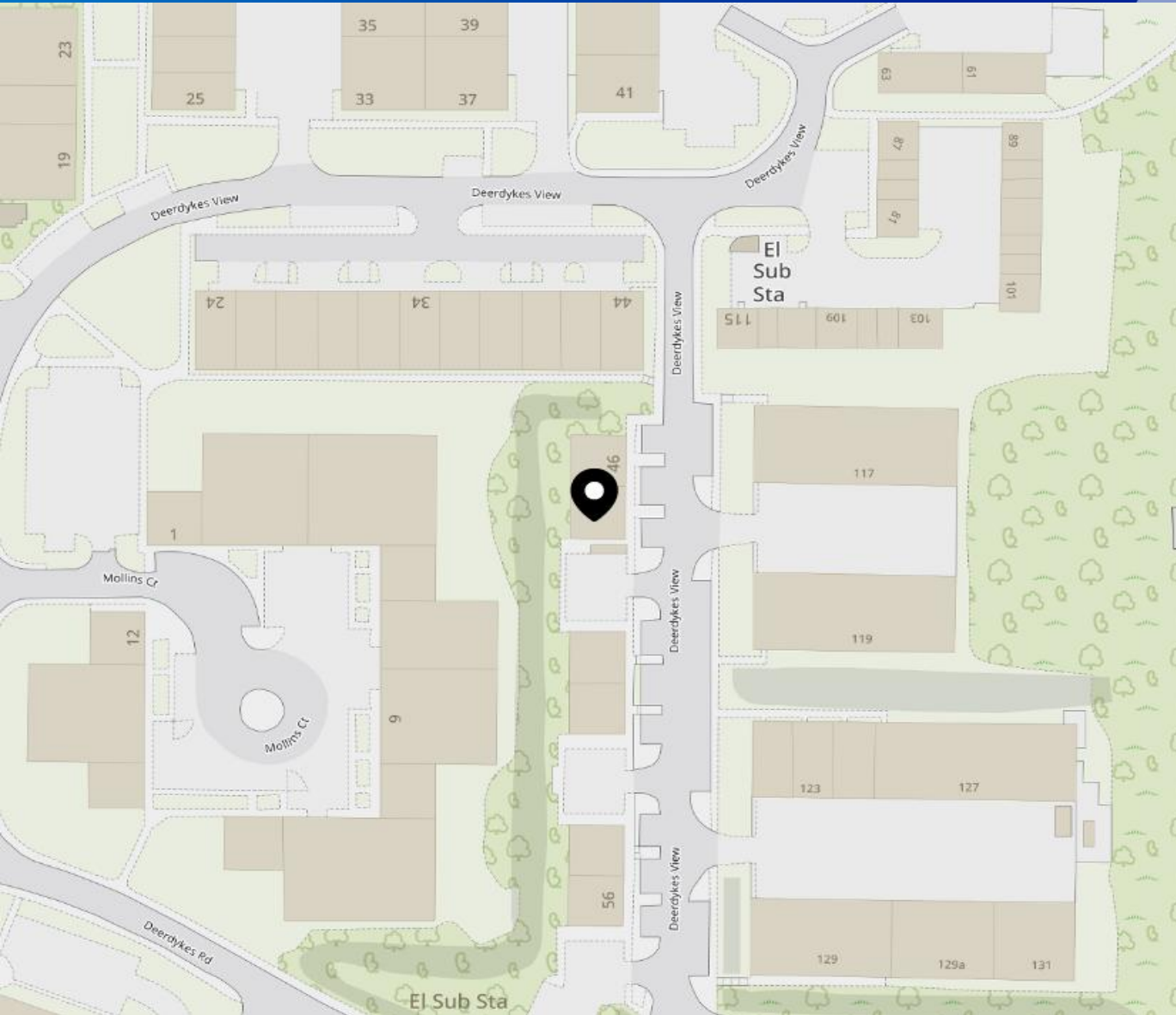
Alasdair McConnell MA (Hons) MRICS | [a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk) | 01786 450438 – 07393 803 404 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

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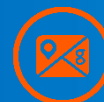
## LOCATION

Cumbernauld is one of Scotland's designated New Towns, located within North Lanarkshire. The town has a population of approximately 52,270, with the wider North Lanarkshire area home to around 337,800 people (2011 Census). Situated around 12 miles north-east of Glasgow, Cumbernauld benefits from a strategic location on the A80, offering strong road and rail links across the Central Belt.

The property is located within Westfield Industrial Estate, a well-established business location to the west of Cumbernauld. The estate offers excellent connectivity to the M80 and the wider motorway network, and is home to a mix of local and national occupiers. The subjects are positioned on the western side of Deerdynes View, close to Deerdynes Road, which serves as the main route through the estate. Nearby occupiers include Thain Commercial, V.W.S. Limited, Cita House, and others.



Office Unit To Let



[CLICK HERE FOR GOOGLE MAPS](#)





# Description

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## DESCRIPTION

The subject property is a semi-detached, two-storey building with a modern external finish and associated parking. It includes a main entrance to the front and a secondary access point to the side. Internally, the accommodation provides office space across at first floor level, along with staff facilities including kitchen/breakout areas and communal WCs on the ground floor. The layout includes both open-plan and partitioned office areas. Finishes are of a functional standard, with typical office specifications. Externally, there is dedicated car parking to the front and side of the building



# Floor Plan

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For Indicative Purposes Only



## ACCOMMODATION

ACCOMMODATION	SqM	SqFt
First Floor	163.10	1,756
TOTAL	163.10	1,756

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## RENT

Our client is seeking rental offers of £9,000 per annum.

## SERVICE CHARGE

A service charge for the upkeep & maintenance of the common areas will be applicable. Further details are available on request.

## RATEABLE VALUE

The first floor requires a separate assessment from the Scottish Assessors.

The rate of poundage for 2025/2026 is 49.8p to the pound.

In addition, rates relief may be available with further information available upon request. Please refer to the Scottish Assessors portal for further information [www.saa.gov.uk](http://www.saa.gov.uk).

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

## VAT

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

## 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.



## Get in Touch

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

Alasdair McConnell MA (Hons) MRICS  
E: [a.mcconnell@shepherd.co.uk](mailto:a.mcconnell@shepherd.co.uk)  
M: 07393 803 404  
T: 01786 450438

**Shepherd Chartered Surveyors**  
1<sup>st</sup> Floor, 11 Gladstone Place, Stirling  
FK8 2NN



## 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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