

FOR LEASE

9 BADENHEATH PLACE, WESTFIELD PARK, CUMBERNAULD, G68 9HX

11,862 SQ FT (LANDLORD MAY SUB-DIVIDE)

INDUSTRIAL ACCOMMODATION



FOR LEASE

**9 BADENHEATH PLACE
WESTFIELD PARK**

11,862 SQ FT

**INDUSTRIAL ACCOMMODATION
AVAILABLE NOW**



DESCRIPTION

The warehouse unit is of steel portal frame construction with block work walls and painted metal cladding. Warehouse access is via 3 newly installed roller shutter vehicular access doors and the units benefit from 3 phase electricity. There is male and female toilet facilities and office accommodation.

Refurbishment works are planning and likely to include freshly decorated office accommodation, new carpets and WCs whilst the warehouse will be redecorated and the cladding cleaned and renewed where necessary. The unit sits within a well maintained landscaped environment and the landlord is committed to invest in the Estate.

LOCATION

Westfield Park is an established and recognised business estate that sits at the heart of Scotland's Central Belt. It is approximately 11 miles north-east of Glasgow and 40 miles west of Edinburgh.

The Park benefits from excellent transport links and is situated in the hub of Scotland's motorway network. The M80 connects with the M8, M73 and M74 to the south providing access to Glasgow and Edinburgh whilst the A9/M9 links to Falkirk, Stirling, Perth and beyond.

Badenheath Place is situated at the entrance of Westfield Park. It is widely recognised as an industrial and business area on the outskirts of Glasgow. It is located to the south-west of Cumbernauld Town Centre and close to the M80 / M73 interchange with direct access to the estate via the dedicated M80 Westfield Junction.

Current occupiers include Innoflate, Revolution Spin, Pawtropolis, Pretty Unique Boutique, Mirror Door Company, GPS & Optical Express.

FOR LEASE

9 BADENHEATH PLACE
WESTFIELD PARK

11,862 SQ FT

FULLY REFURBISHED INDUSTRIAL ACCOMMODATION
AVAILABLE NOW

SERVICE CHARGE

There is an estate service charge payable for the repair and maintenance of the common parts along with the security and services within the estate.

LEASE TERMS

The property is available to lease on flexible terms, which can be tailored to meet the requirements of the incoming occupier. For further information on rent and lease length, please contact the sole letting agents.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the gross internal floor area is as follows:

Warehouse: 11,862 sq ft

The landlord will consider splitting the unit to create two units in the region of 5,900 sq ft subject to lease terms and covenant.

Legal Costs

Each party will be responsible for their own legal costs incurred. In the usual manor the incoming tenant will be responsible for any LBTT or registration dues.

EPC

EPC rating is available on request.

CBRE Ltd
177 Bothwell Street
Glasgow
G2 7ER

FOR FURTHER INFORMATION & VIEWING ARRANGEMENTS CONTACT:

Craig Semple
+44 7795 641 892
craig.semple@cbre.com

Mike Brown
+44 7809 231 449
mike.c.brown@cbre.com



CBRE Limited on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract, December 2023.