



MODERN INDUSTRIAL PREMISES

- > GIA:- 1,003.52 SQM (10,801 SQ FT)
- > INDUSTRIAL/WORKSHOP/OFFICE ACCOMMODATION
- > WELL ESTABLISHED INDUSTRIAL ESTATE
- > SHARED CONCRETE YARD TO THE REAR
- > NEARBY ACCESS TO JUNCTION 6 OF THE M80 MOTORWAY
- > SALE PRICE: OIEO £600,000

FOR SALE

25 NAPIER PLACE, CUMBERNAULD G68 0LL

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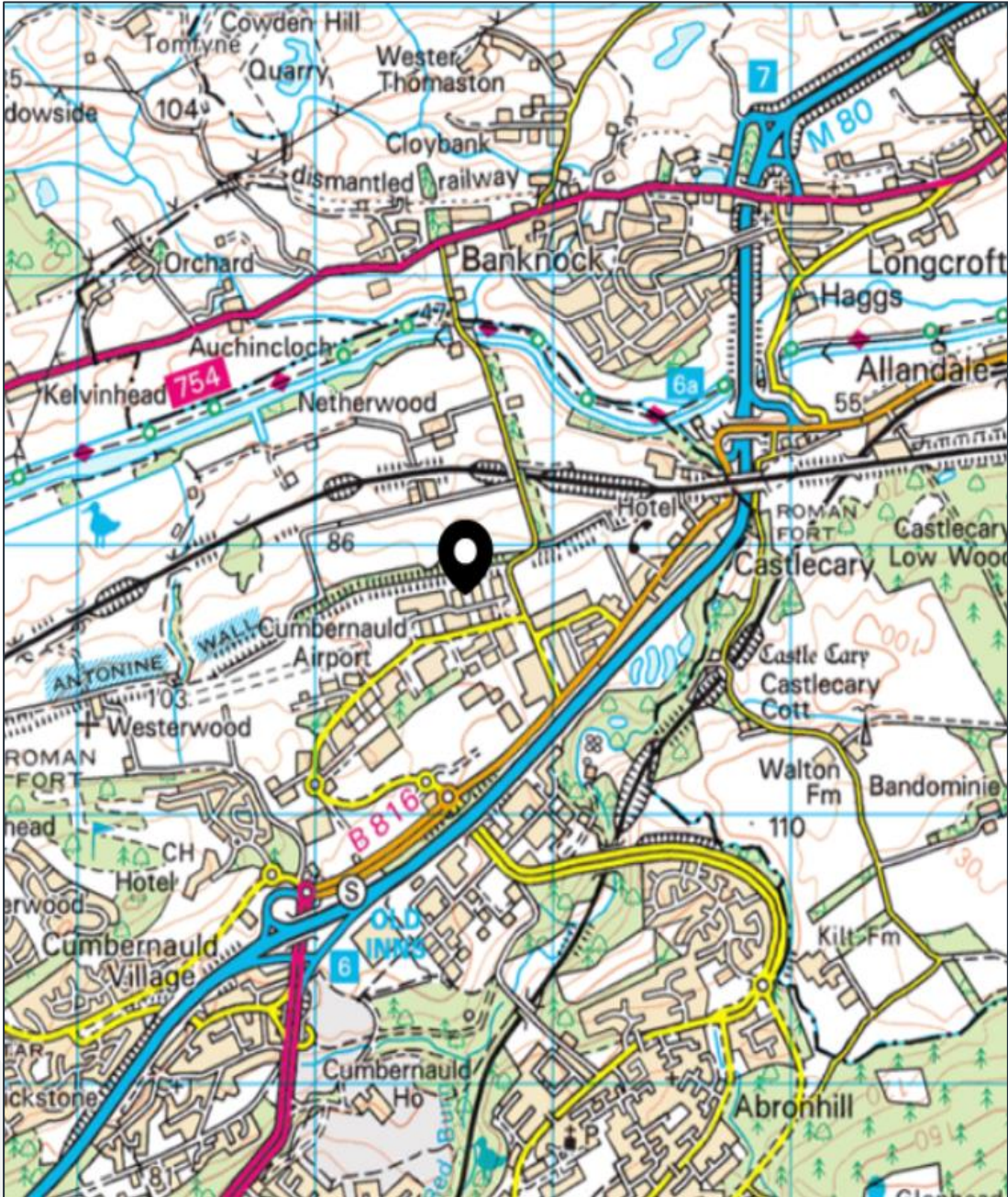
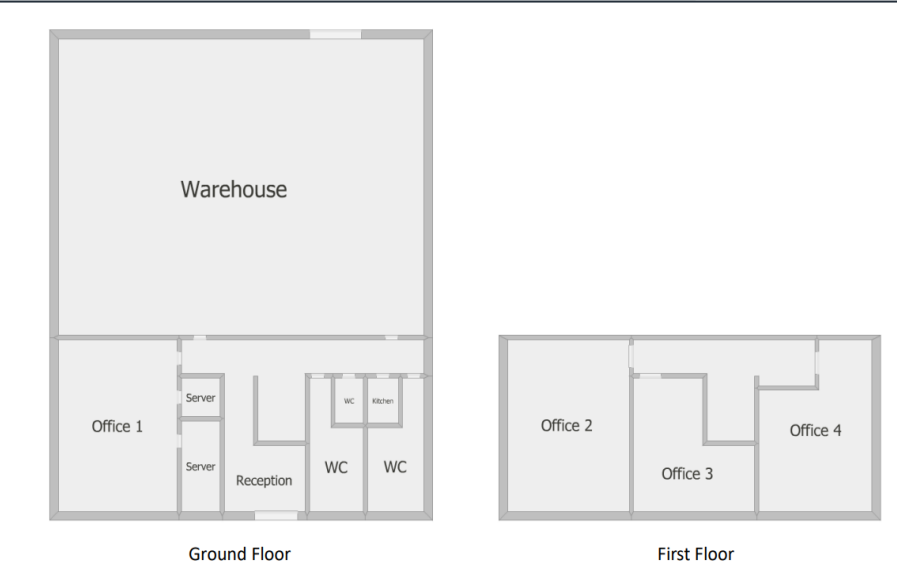
LOCATION

Cumbernauld is located 13 miles north of Glasgow City Centre, 40 miles east of Edinburgh, and 14 miles to the south of Stirling. The estate serves as one of the main industrial hubs in the north of Glasgow and benefits from its close proximity to the M80, which connects with major road networks throughout Scotland.

Glasgow Airport and Edinburgh Airport are both within a 35-minute drive from the estate. Additionally, Cumbernauld Airport is conveniently situated within the Wardpark Industrial Estate itself, offering local aviation services and enhancing logistical capabilities for businesses located in the area

More specifically, the subjects are located on Napier Place within the popular Wardpark Industrial Estate. The estate houses a number of established national operators such as Howdens, Screwfix, and Halfords.

FOR INDICATIVE PURPOSES ONLY





Westway Retail Park

M80 Motorway

25 Napier Place

Wardpark Film Studios

Cumbernauld Airport

DESCRIPTION

The subjects comprise an end terrace, high-quality workshop and distribution facility with yard accommodation situated towards the rear. The workshop is constructed with a steel portal frame and is surmounted by a pitched roof clad with profile sheeting. Vehicular access is gained via electric roller shutter, with a pedestrian access door also provided.

The workshop has a minimum eaves height of 4.9m and a door width of 3.4m. The office facilities offer cellular accommodation on both the ground and first floor, with staff kitchen and W/C facilities in place. The offices can be accessed through a glazed entrance located at the front of the building.

The subject property benefits from a concrete yard area at the rear of the premises, extending to approximately 0.093 acres (0.038 Hectares). The total site area equates to approximately 0.323 acres (0.131 Hectares)

ACCOMMODATION

From measurements taken on site and in accordance with the RICS code of measuring practice 6th edition), we calculate the Gross Internal Area to extend as follows:

	SQM	SQFT
Ground Floor Office	131.48	1,415
First Floor Office	131.48	1,415
Workshop	740.56	7,971
TOTAL	1,003.52	10,801





SALE PRICE

Our client is seeking offers in excess of £600,000 for the heritable interest in the subjects.

RATING

The subjects are entered into the 2023 Valuation Roll with a rateable value of £43,000. The rate poundage for 2023/2024 is 49.8p to the pound.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

PLANNING

We understand that the property has Class 4/5/6 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.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any letting or transaction.

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.



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

Shepherd Chartered Surveyors 2nd Floor Afton House, 26 West Nile Street, Glasgow G1 2PF

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COMMERCIAL

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JUNE 2023**