



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

## Industrial / Office Units

**TO LET**

Sizes range from  
3,091 sq ft up to  
14,198 sq ft



**Grayshill Road Cumbernauld G68 9HQ**

[www.westfield-north.co.uk](http://www.westfield-north.co.uk)





## DESCRIPTION

Constructed in 1989 and having benefitted from recent refurbishment, the estate extends to over 150,000 sq ft and comprises 22 units of industrial and office accommodation arranged over five blocks around two separate courtyard areas.

The units offer ample car parking and good loading facilities with sizes ranging from 3,091 sq ft up to 14,198 sq ft. The units are of steel portal frame construction with metal sheet cladding under pitch roofs.



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## Accommodation

### COURTYARD 1

	SQ FT	SQ M
Unit 30	6,071	564
Unit 32	8,057	749
Unit 40	14,160	1,315
Unit 42	8,053	748
Unit 44	7,997	743
Unit 46	3,172	295
Unit 48	5,929	551
Unit 50	7,819	726
Unit 52	8,042	747

### COURTYARD 2

	SQ FT	SQ M
Unit 54	6,085	565
Unit 56	7,992	742
Unit 58	3,091	287
Unit 60	3,173	295
Unit 62	3,177	295
Unit 64	14,198	1,319
Unit 66	8,012	744
Unit 68	7,997	743
Unit 70	3,350	311
Unit 72	6,076	565
Unit 74	7,834	728
Unit 76	9,821	912

## Terms

There are a range of leasing options available. For further details please contact us.

## EPC

The EPC ratings on the available units range from C43 - E80. Copies of individual EPC's are available upon request.

## Specifications / Reasons to Choose:



Excellent transport links



Established industrial area



Roller shutter loading doors



Integral office accommodation in each unit



6m eaves height



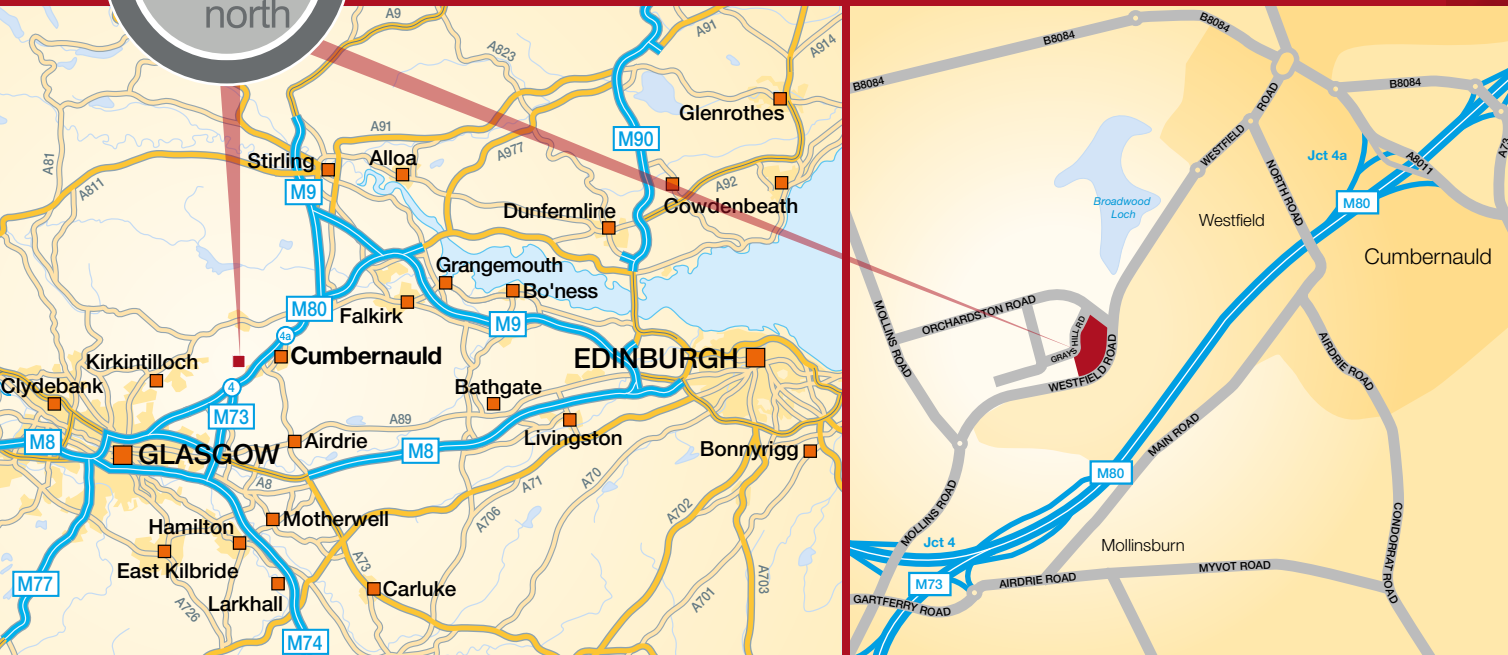
Dedicated yard and car parking to the front of each unit





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## Communications

M80 - Junction 4	1.7 miles
M73 - Junction 3	2.0 miles
Glasgow City Centre	10.4 miles
Stirling	16.6 miles
Glasgow Airport	19.3 miles
Edinburgh	41.1 miles

## Location

Cumbernauld is North Lanarkshire's largest town and benefits from excellent transport communications. It provides a convenient and very accessible location within central Scotland and this estate is only 10 miles north-east of Glasgow city centre.

Westfield North forms part of the popular and established Westfield Estate and is accessed from Grayshill Road via Westfield Road. It is situated 4 miles south-west of Cumbernauld town centre and

is a short distance from Junction 4 of the M80 and Junction 3 of the M73 which provides quick access to the Central Belt of Scotland and beyond. Regular bus services pass by which provide access to and from the train station in the centre of Cumbernauld and also to central Glasgow.

Occupiers within the surrounding area include AG Barr, M&S, DHL, Arnold Clark, Mizuno and Davies Turner.

## Further Information

Please direct all enquiries in the first instance to the letting agents noted below:

**Gregor M Brown**  
E: [gbrown@geraldeve.com](mailto:gbrown@geraldeve.com)

**Sven Macaulay**  
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