

Ryden

TO LET

FIRST FLOOR OFFICE SUITE
3,100 SQ FT



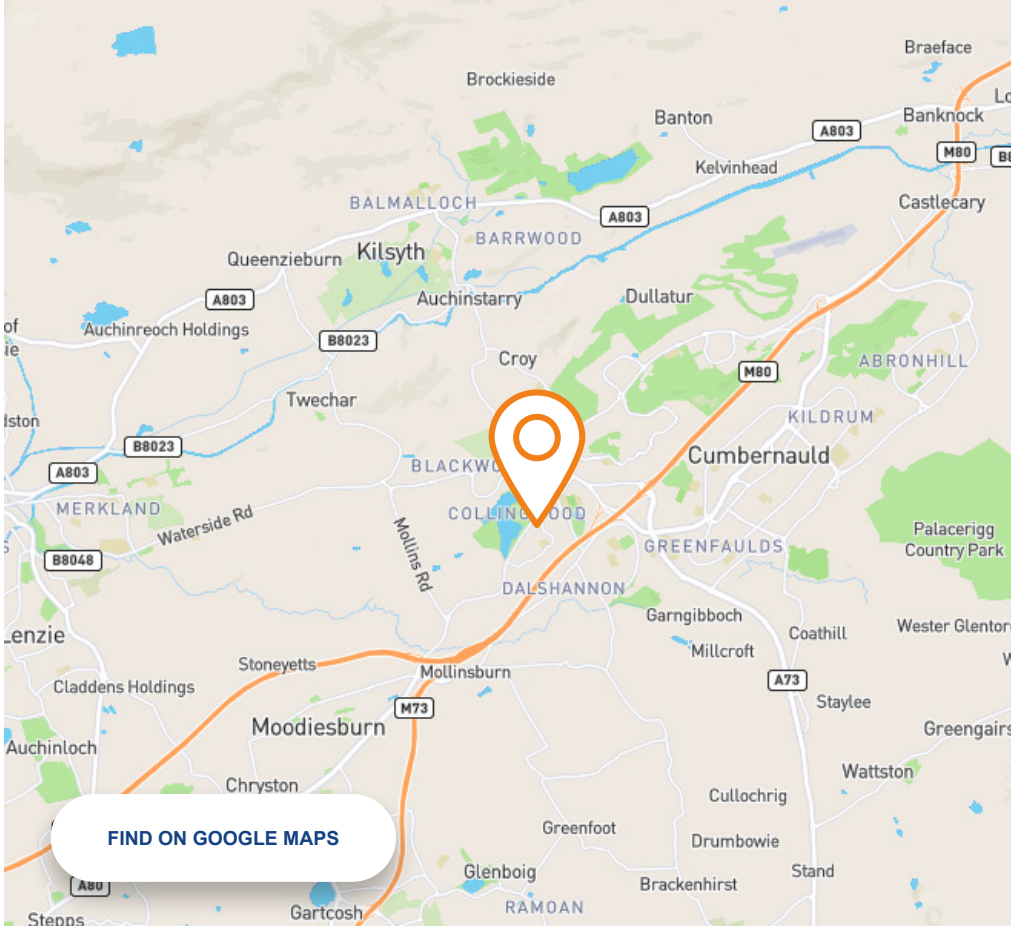
**1 CARRADALE
CRESCENT
BROADWOOD
BUSINESS PARK
CUMBERNAULD
G68 9LE**

OPEN PLAN LAYOUT

**12 DEDICATED CAR
PARKING SPACES**

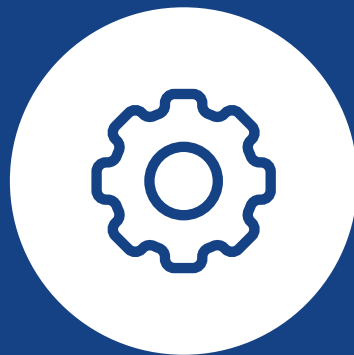
**WITHIN WELL ESTABLISHED
BUSINESS PARK**

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[FIND ON GOOGLE MAPS](#)

OFFICE SUITE IN WELL ESTABLISHED BUSINESS PARK LOCATION



LOCATION

The subjects are located in Broadwood Business Park on the corner of Westfield Road and Atholl Drive, to the west of Cumbernauld and within a few minutes drive from the M80 via Junction 4 (adjacent to the established Westfield Industrial Estate) and Junction 4A.

Various retail amenities are located in Broadwood and the nearest station to the subjects is Croy, which is on the mainline between Glasgow and Edinburgh, whilst a local bus network serves the area via Westfield Road.

DESCRIPTION

The subjects have the following specification:

- Open plan layout with existing tenant fit out
- Fibre tile suspended ceiling
- Category 2 type recessed lighting
- Air conditioning via ceiling mounted cassettes.
- Perimeter wet central heating system
- Carpet covered raised access flooring
- Window blinds
- The existing partitioning provides 6 dedicated rooms together with a lobby/ reception upon arriving into the suite.
- Shared male, female and accessible toilets on the 1st floor.
- 8 person passenger lift
- The building allows for wheelchair access to upper floors
- Door entry system
- 12 dedicated car spaces

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ M	SQ FT
1ST FLOOR	288	3,100

LEASE TERMS

The subjects are available on a new Full Repairing and Insuring basis.

EPC

Available upon request.

RV

The subjects have a Rateable Value of £14,300.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.





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BUSINESS PARK**

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GET IN TOUCH

Please get in touch with our letting agents for more details.

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Ryden

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