



TO LET/ MAY SELL

design and build
opportunities/land sales



westfieldone

INDUSTRIAL PARK

GRAYSHILL ROAD,
CUMBERNAULD G68 9HQ

W

westfieldone

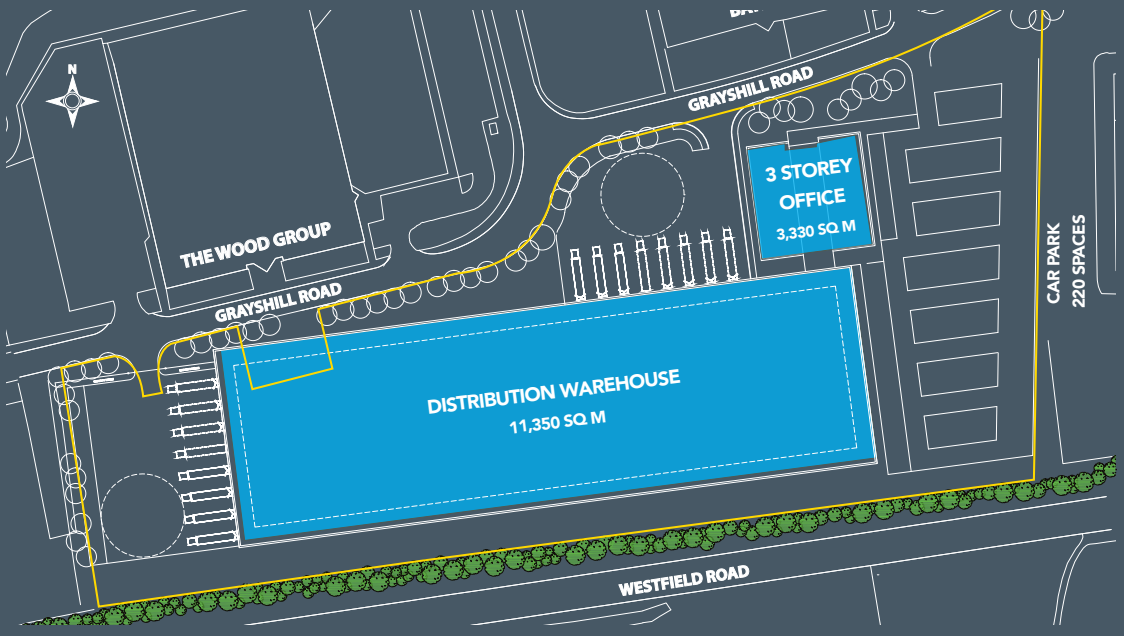
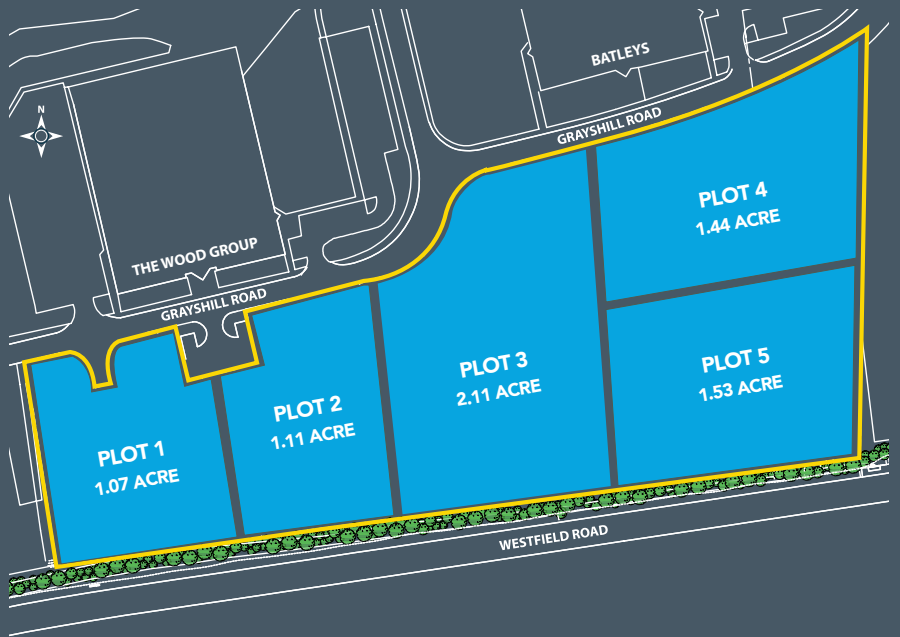
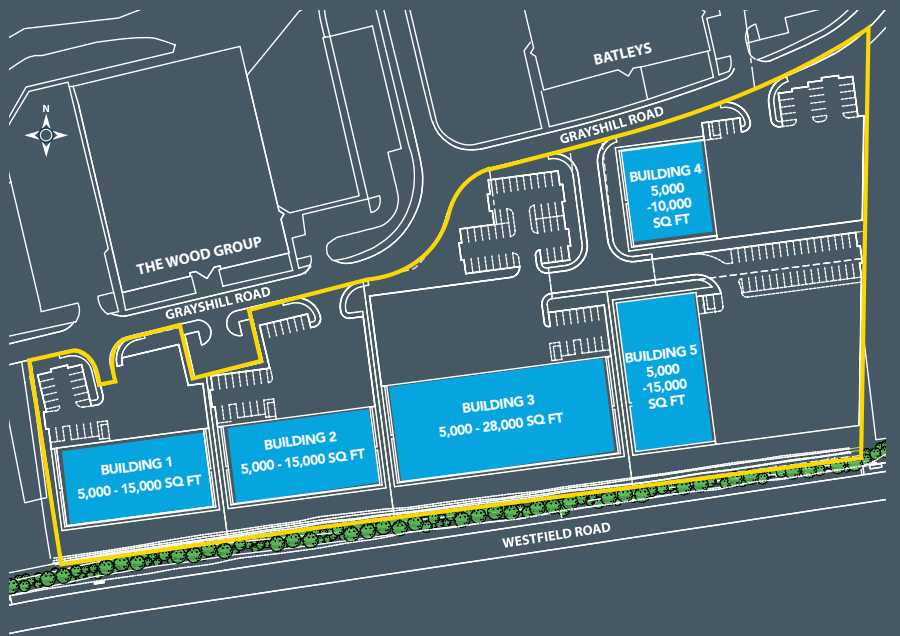
INDUSTRIAL PARK

Westfield One presents an opportunity to purchase or lease a bespoke premises between 5,000 and 120,000 sq ft within an exciting distribution and business location to be created by Henry Boot Developments.

Land Sales

The total site area is 2.93 hectares (7.25 acres) or thereby. Serviced or unserviced plots of land are available to lease or purchase. A table of indicative plots is set out below as a guide. Individual plots may be combined or sub-divided as required.

BUILDING/PLOT	SIZE (SQ FT)	SIZE (ACRE)
1	5,000 to 15,000	1.07
2	5,000 to 15,000	1.11
3	5,000 to 28,000	2.11
4	5,000 to 10,000	1.44
5	5,000 to 15,000	1.53



Example of a large distribution unit with office block

Specification

Units can be constructed to occupiers bespoke requirements but a shell unit would broadly meet the following standard:

- Minimum 6m eaves
- 3 phase power supply
- Electrically operated level access roller shutter vehicle doors
- Dedicated pedestrian / customers access
- Allocated car parking
- Secure yards available
- Ability to install offices, WC's, mezzanines, dock levellers and other bespoke fit out to meet occupier requirements



For indicative purposes only.



Location

Westfield One Distribution and Industrial Park is located within Westfield which lies approximately 2 miles to the south of Cumbernauld town centre. Westfield is an established business and distribution location with excellent road connections to the national motorway and A-road network including:

- M80 allows access to Glasgow City Centre via the M8
- M73 connecting to the M8 to Edinburgh and the M74 heading south
- M876 linking with the M9 to Stirling and Falkirk

The site occupies an elevated position overlooking Westfield Road, with access via Grayhill Road. Nearby occupiers include Davies Turner, UPS, Dalkeith Transport and Scotframe.

Planning

The subject property is zoned for industrial and business under the North Lanarkshire Local Plan.

Timescales

Plots are available to purchase, or potentially lease, immediately. Timescales for design and build options will be dependent upon the size and specification however a standard shell unit, or shell with circa 5% offices, should be available from approximately 6-9 months from agreeing terms, subject to planning.

Terms

To discuss design and build opportunities in more detail, or for quoting terms to purchase or lease land, please contact the joint agents.

Land and Building Transaction Tax / VAT

Purchasers or ingoing tenants will be liable for any LBTT, VAT and recording dues that may be applicable to any transaction.

Further Information

To discuss your requirements further, please contact the joint agents:



Kirsty Palmer
kirsty.palmer@eu.jll.com
0131 243 2222

Andrew Armstrong
andrew.armstrong@eu.jll.com
0141 567 6628



David Cobban
dcobban@savills.com
0141 222 4101

A DEVELOPMENT BY

Henry Boot
DEVELOPMENTS

www.henrybootdevelopments.co.uk

