

**NEWLY REFURBISHED – AVAILABLE NOW!**

**Colliers**



**Newly Refurbished Modern Detached Warehouse / Production Building with Secure Yard**

**TO LET/  
MAY SELL**

**1 DEERDYKES COURT SOUTH  
WESTFIELD, CUMBERNAULD G68 9HW**

**38,719 SQ FT (3,597 SQ M)**



**PLAY VIDEO**

- 5.8M AND 10M EAVES HEIGHT
- 3 GROUND LEVEL LOADING DOORS
- 2 STOREY OFFICES
- LARGE SECURE YARD
- GENEROUS CAR PARK
- EXCELLENT MOTORWAY CONNECTIONS –M80/M73/M74/M8
- SURROUNDING OCCUPIERS INCLUDE; AG BARR (IRN-BRU), DHL, M&S, DPD, CURRYS, ARNOLD CLARK, UPS, MIZUNO, OPTICAL EXPRESS, PULPTEC, PITREAVIE PACKAGING AND DAVIES TURNER

# LOCATION & SITUATION

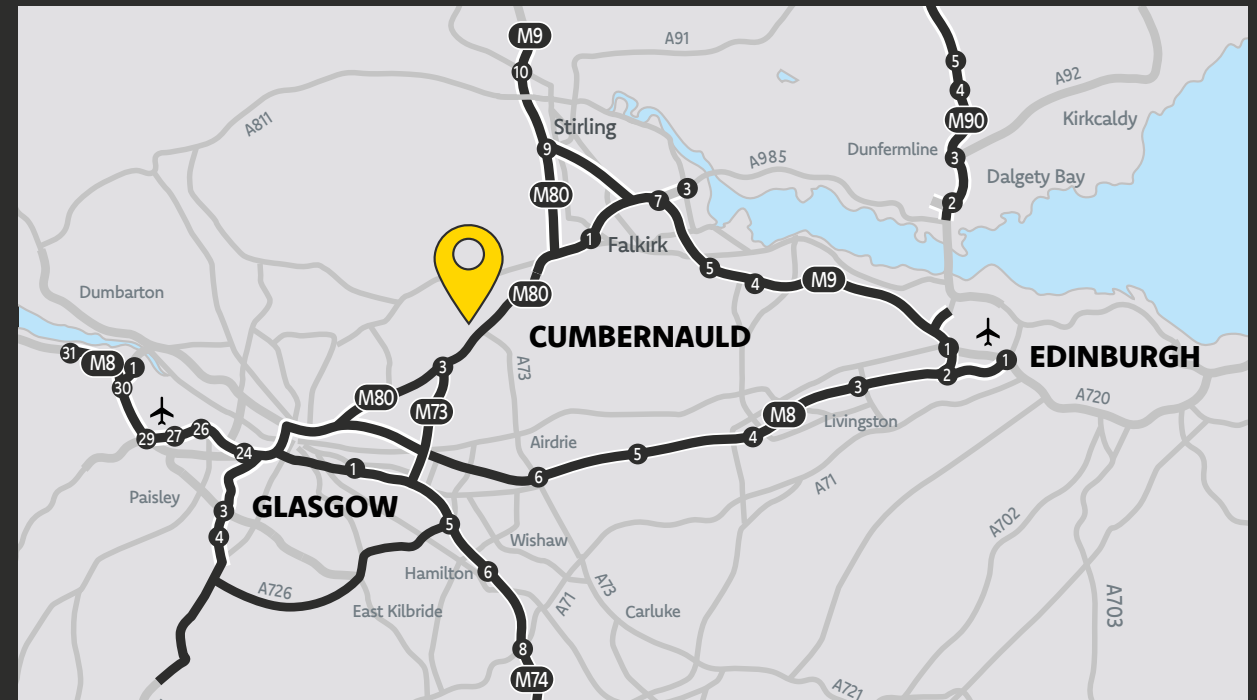
Cumbernauld is in North Lanarkshire, approximately 11 miles north east of Glasgow and 12 miles south of Stirling.

Westfield Industrial Estate sits on the North side of the M80 motorway. This road network has been improved over the last 10 years and provides direct access to the M9 (Edinburgh / Stirling / Perth) and the M73 / M8 / M74 for access to Glasgow and the south.

The Estate is the largest purpose built industrial and distribution location in the area with a variety of accommodation ranging from smaller multi-let units to large scale distribution.

Westfield is home to major occupiers which is testament to its strategic central location for distribution. Businesses here include: AG Barr (Irn-Bru), DHL, M&S, DPD, Currys, Arnold Clark, UPS, Mizuno, Optical Express, PulpTec, Pitreavie Packaging and Davies Turner.

The subjects are located on Deerdykes Road at the East of the estate, and are accessible from junction 3 of the M73 and junction 4 of the M80.



# DESCRIPTION

The property comprises a newly refurbished and redecorated steel portal framed industrial warehouse with 2 storey offices, secure yard and parking.

The property was constructed in the 1980s, with a high bay extension completed in the 1990s.

The specification includes:

- Eaves height of 5.8m in the original building and 10m in the extension.
- Mix of open plan & cellular offices and welfare areas.
- 3 electrically operated roller shutter doors in the warehouse providing a clearance height of approximately 5.7m.
- Large Secure yard.
- Dedicated parking.
- New LED lighting to warehouse and offices.
- New WC's and welfare facilities.
- New suspended ceilings throughout office and welfare areas.
- New floor coverings throughout office and welfare areas.
- New electric water heaters.
- Electrical supply upgraded, distribution boards and wiring replaced throughout.
- New Fire & Intruder alarm systems
- Roller Shutter Doors overhauled and serviced with new control gear, one door replaced.
- Passenger Lift repaired and serviced.
- Extensive Roof repairs & new rooflights.
- Repairs and recoating of the external wall cladding with 15yr guarantee.
- Large landscaped area enabling yard / car park expansion.

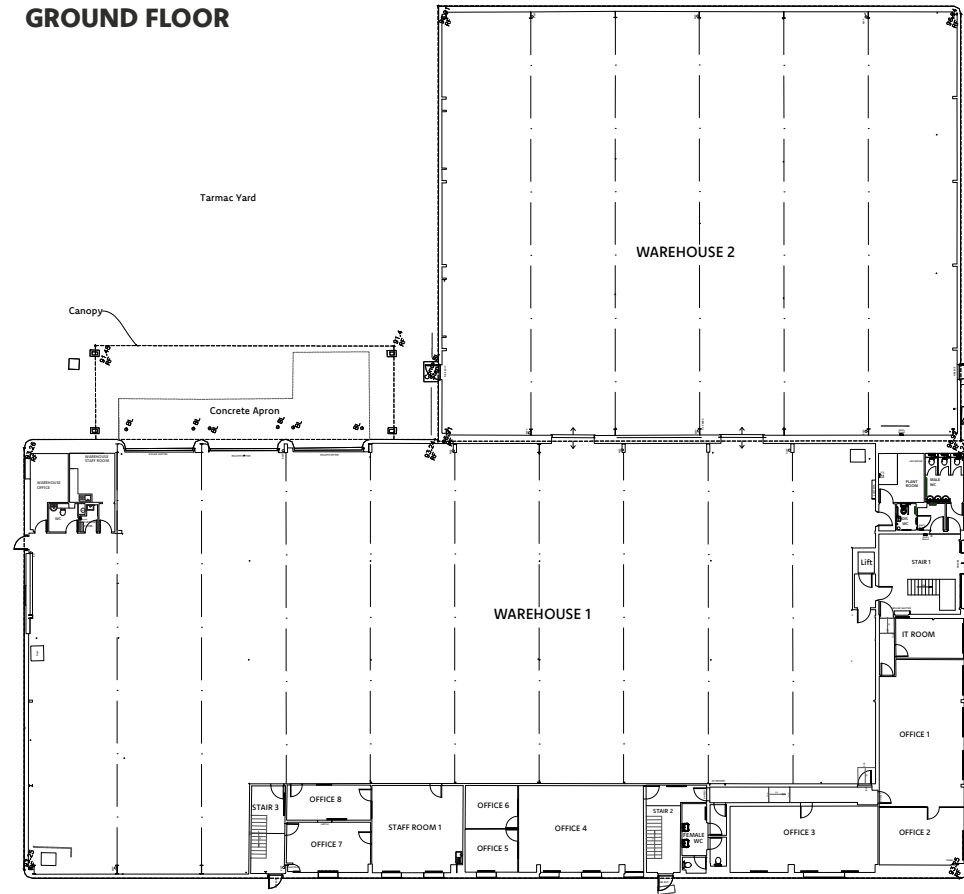


# ACCOMMODATION

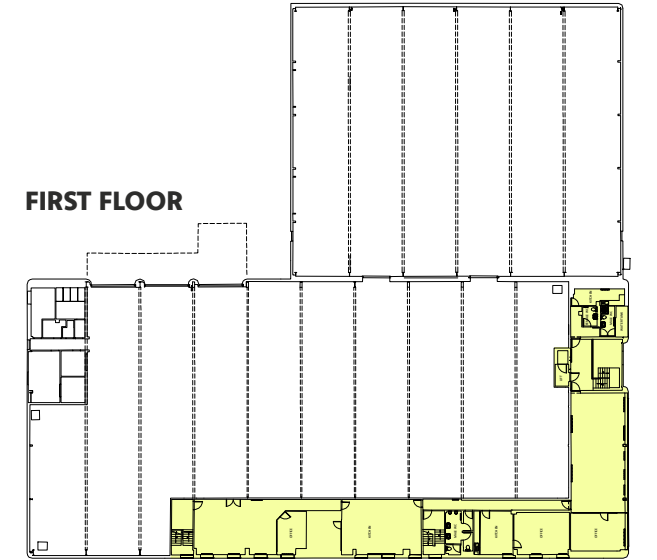
	SQ FT	SQ M
Warehouse (original – 5.8m eaves)	17,181	1,596.15
Warehouse (extension – 10m eaves)	11,804	1,096.61
Ground Fl Offices	4,734	439.80
1st Fl Offices	5,000	464.51
<b>Total GIA</b>	<b>38,719</b>	<b>3,597.07</b>



## GROUND FLOOR



## FIRST FLOOR



# RATING

The property is entered in the current Valuation Roll as follows:

Description	Rateable Value
Warehouse	£187,000

We therefore estimate rates payable for 2026/27 to be approximately £102,476 p.a. Any rating enquiries should be made directly to Lanarkshire Assessors. Tel: 01698 476000.

# LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The Tenant will be responsible for Land and Buildings Transaction Tax (LBTT) registration dues and any VAT payable thereon.



# EPC

EPC rating: A.

# TERMS

The property is available on the basis of a new Full Repairing & Insuring lease. Alternatively our clients may consider selling the property.

# RENT/PRICE

On application.

# VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact:



Iain Davidson

Tel: 07795 010118

Email: [iain.davidson@colliers.com](mailto:iain.davidson@colliers.com)



The agents for themselves and for the vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only 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 but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of agents has any authority to make or give any representation or warranty whatever in relation to this property.