



To Let

Antonine House

5 Carradale Crescent, Broadwood Business Park, Cumbernauld

- 10,712 sq ft
- Refurbished open plan office accommodation
- Full raised access floors
- Cat 2 lighting
- Central heating system
- Solar glazing
- Dedicated male and female WC's on each floor
- DDA complaint
- Excellent car parking ratio.

0141 221 9191

25 Bothwell Street, Glasgow, G2 6NL
Glasgow@knightfrank.com

Location

Broadwood Business Park is strategically located at the Craiglinn Interchange approximately 1.5 miles west of Cumbernauld town centre, close to the A80 / M80 Glasgow / Stirling trunk route. Access to the park is gained off the roundabout. There are two local railway stations, Cumbernauld Station and Croy Station which provide links to Glasgow, Edinburgh, Stirling and the North.

Glasgow and Edinburgh International airports are approximately 30 minutes drive from Broadwood Business Park.

Description

The subjects comprise a two storey modern office building of brick construction under a tiled pitched roof. Internally the premises have been refurbished and provide large open plan floor plates with additional meeting rooms. Each floor benefits from dedicated toilet facilities and the property has disabled access throughout.

Accommodation

In accordance with the RICS Code of Measuring Practice, (6th Edition), we estimate the approximate net internal areas to be:

	Sq Ft
Ground Floor	10,712

Car Parking

There are 121 car parking spaces included with the whole letting of the building. These are allocated at a ratio of one space to every 174 sq ft.

Rent

The passing rent is £258,316 per annum. This equates to £12.25 per sq ft but is subject to an outstanding rent review.

Lease Terms

Our client's lease expires on 13 February 2020. The accommodation is available either by way of an assignment of the existing lease, or on a full repairing and insuring sub-lease for a term to be agreed. Our clients will consider sub-letting the property on a floor by floor basis.

Energy Performance Certificate

The property has an EPC rating of D and a copy of the certificate and recommendation report is available.

Local Authority Rates

We have been advised by the local Assessors Department that the subjects have the following rateable value:

Ground Floor: £49,750.00.

Interested parties should make their own enquiries with the local Assessor and further information is available at www.saa.gov.uk.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. However, the ingoing tenant will be responsible for any registration fees and stamp duty applicable.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT, payable at the prevailing rate.

Viewing & Further Information

Contact the sole letting agents:

Sarah Addis
0141 566 6987
sarah.addis@knightfrank.com

Alex Mackay
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