



# To Let Flexible Office Space

## Suites from 150 sq ft Upwards

**Business Centre  
1 Dunnswood Road  
Cumbernauld, G67 3EN**

# A&G

**Property Group**

- Flexible letting terms & rents
- Large car parking provision
- On-site cafeteria, WC & kitchen facilities
- Simple licence agreement
- Ideal business starter offices

**+44 (0)141 333 1866  
agpropertygroup.com**

# Business Centre 1 Dunnswood Road Cumbernauld G67 3EN

## Location

Cumbernauld is strategically positioned between Glasgow and Edinburgh within the established South Wardpark area, lying immediately adjacent to the M80/A80 Glasgow to Stirling motorway network, with the M876 leading to M9 motorway only 5 mins drive to the north. Local occupiers include Pilkington Glass, Cummins Diesel, Mark-On plus the Westway retail Park located directly across the M80.

Glasgow is situated approximately 12 miles to the south west with Stirling approximately 13 miles to the north and Edinburgh 40 miles to the south east. South Wardpark is an established industrial and business location with excellent road links across the central belt of Scotland.

## Description

The Business Centre at 1 Dunnswood Road offers a range of attractive and modern offices suites to accommodate a variety of businesses, ideal for both established and new starts companies alike and to suit all budgets. Situated over ground and first floor, self contained, cellular and open plan space can be provided at an affordable price. Please note arrangement of offices can be altered to clients specific requirements and configuration.



## Terms

The office suites are available on new flexible lease terms on a competitive rental basis. Further details are available on request.

## Legal Costs

Each party will be liable for their own legal and professional costs during the completion of the lease documentation, with the tenant responsible for any Stamp Duty Land Tax (SDLT), registration dues and fees incurred there-on.

## VAT

The property has not been elected for VAT and therefore the tenant will not be required to pay VAT on the annual rent.

## EPC

The property has an EPC Rating of 'C'. A copy of the buildings Energy Performance Certificate is available on request.

## Enquiries & Viewings

For further information or to arrange a viewing please contact the letting agent.

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## Floor Plans



First Floor



Ground Floor