



**M** Multipark WESTFIELD

**TO LET** Industrial/Warehouse Unit  
**7,606 sq.ft** (706.6 sq.m)

Unit 6 Mollins Court, Westfield Industrial Estate, Cumbernauld, G68 9HX

- Popular industrial location
- Immediate access to the M80 / M73
- All units are to be resprayed in Spring 2026

**M** **M<sup>®</sup>Core**  
LCP UK

**01384**  
**400123**

lcpgroup.co.uk



# Unit 6 Mollins Court, Westfield Industrial Estate, Cumbernauld, G68 9HX

## Areas (Approx. Gross Internal)

Total	7,606 sq.ft	(706.6 sq.m)
-------	-------------	--------------

## Description:

- Portal frame construction, with brick and block elevations, profile sheet clad in part
- Forecourt parking
- 1 x electric roller shutter access
- Minimum eaves height 5.5m
- LED Lighting
- Male and female toilet amenities
- 3 phase mains electric and gas supplies

## Rent

£61,000 pax excluding VAT.

## Business Rates

Rateable Value: £49,250 (from Apr 2026). All Parties to make their own enquiries with the local authorities. Further information available on the Scottish Assessors website.

## Service Charge

Service charge: £3,950 excluding VAT. This will be levied for maintenance of estate roads, landscaping and common areas.

## Insurance

Insurance: £2,700 excluding VAT. The Landlord will insure the premises the premiums to be recovered from the tenant.

## Energy Performance

Rating C:45. Further information available upon request.

## Planning

The property is considered suitable for classes 4 (Business), 5 (General Industry) and 6 (Storage and Distribution). All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

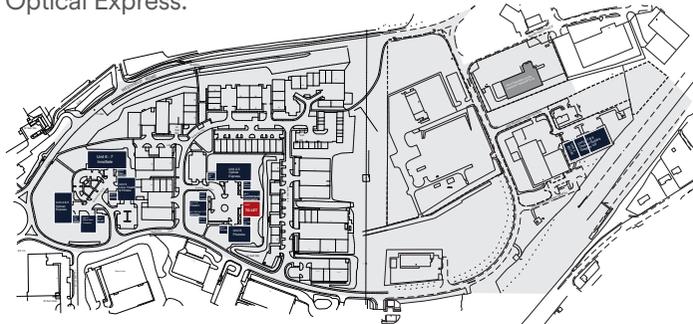


## Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.

## Location - G68 9HX

Westfield Park is an established business estate that sits in the heart of Scotland's central belt, 12 miles north east of Glasgow, 15 miles south of Stirling and 35 miles west of Edinburgh. The location provides excellent transport links to the whole of Scotland via the M80 / M73 road network. This makes the location attractive to a variety of business' which serve the whole of Scotland and for those looking for a significant discount compared to the prevailing rents in Greater Glasgow. Current occupiers include Innoflate, Revolution Spin, Pawtropolis, Mirror Door Company, GPS & Optical Express.



## Viewing

Strictly via prior appointment with the appointed agents

**CBRE** James Tweedie  
07502 769446  
james.tweedie@cbre.com

**JLL** Scott McPherson  
07596 316625  
scott.mcpherson@jll.com

Olivia Gizzi  
07840 721886  
olivia.gizzi@jll.com

**M** M<sup>®</sup> Core  
LCP UK



Alex Williams  
07741 951843  
AWilliams@lcpproperties.co.uk

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).