

INDUSTRIAL TO LET

Block 3 Unit 1-3 Caldwellside Industrial Estate

Lanark, ML11 7SR



Key Highlights

- Private Yard
- Ideal trade counter opportunity
- Car Parking
- 24 Hour Access
- Flexible Space
- Well performing industrial estate in Lanark

5th Floor Cadworks
41 West Campbell Street
Glasgow, G2 6SE

0141 248 7342

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DESCRIPTION

Flexible end of terrace warehouse unit, consisting of a trade counter and office, as well as a substantial tarmac surfaced secure yard to the front of the unit. There is the possibility of splitting the unit to provide smaller accommodation ranging from 2,200 sqft up to 6,812 sqft.

Situated within the core industrial area for Lanark, Caldwellside Industrial Estate provides space suited to a variety of business needs, including storage, trade counters and more traditional manufacturing uses.

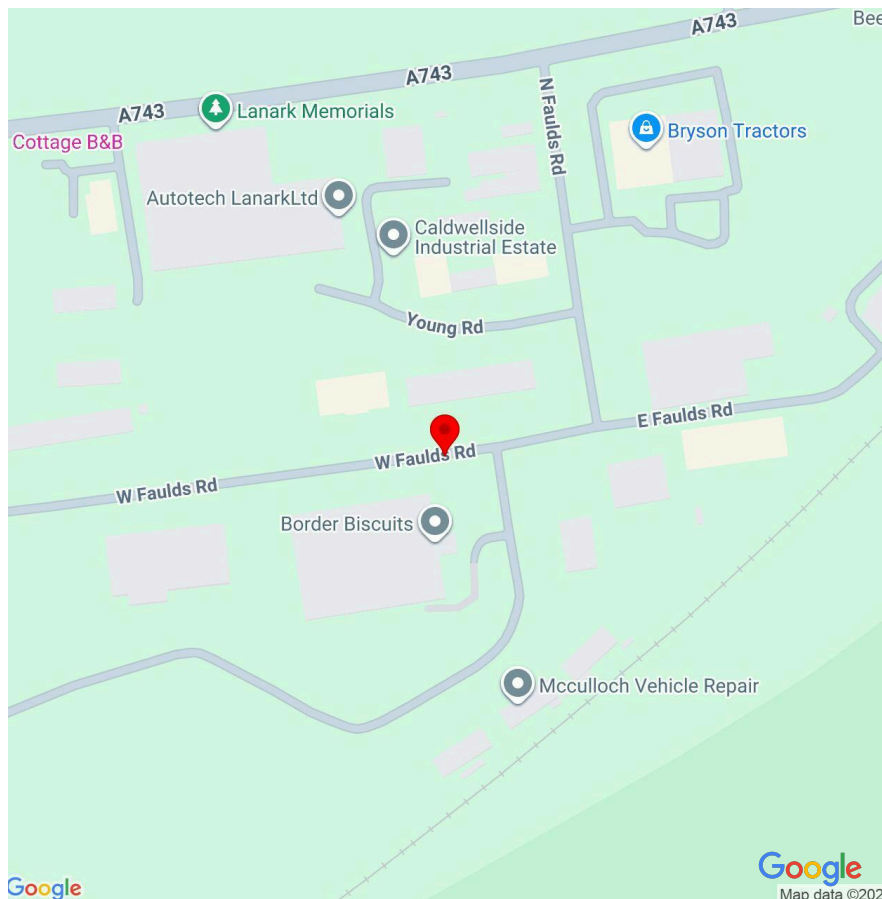
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Unit - Block 3 Unit 1-3	6,812	633
TOTAL	6,812	633

LOCATION

Caldwellside Industrial Estate is situated in Lanark, approximately 29 miles south west of Edinburgh and 28 miles south east of Glasgow. The property comprises Lanark's core industrial offering, approximately 1 mile to the east of the Town Centre. The estate benefits from excellent access provisions via the A742, linking the site to the A721 to the north and the M74 (via the A72) to the west.

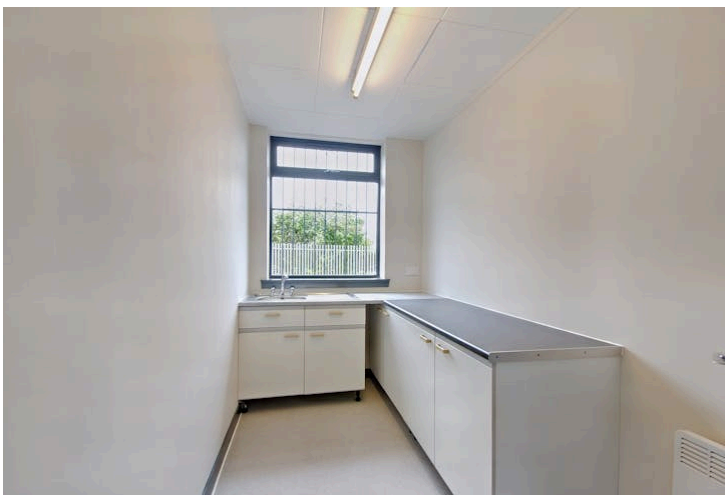
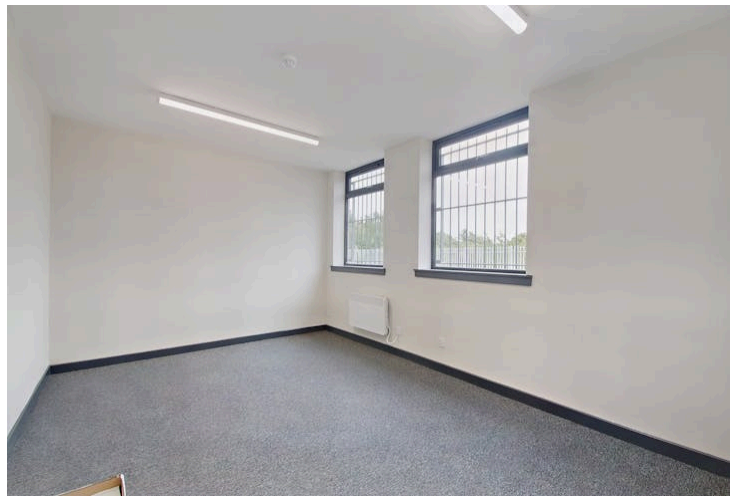


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VIEWINGS

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TERMS

Available on request.

BUSINESS RATES

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ENERGY PERFORMANCE CERTIFICATE

EPC rating A(8).

EPC

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VAT & LEGAL COSTS

All costs excluding VAT. Each party will bear their own legal costs, however the tenant will be responsible for all costs associated with registering the lease, Land...

CONTACTS

For further information
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