

Caldwellside Industrial Estate
Lanark, ML11 7SA



- Last remaining unit
- Flexible lease terms
- Competitive rents
- Roller shutter access
- Communal yard space/ car parking
- Established business and trade location
- Quick access on licence possible

Location

The estate is approximately 2 miles East of Lanark Town Centre on the south side of the A743 Carstairs Road.

Lanark is a market town and is itself located approximately 30 miles south west of Edinburgh and 25 miles south east of Glasgow. The estate is in the main established industrial area of Lanark and is accessed via the A743, which leads to Junction 7 of the M74 motorway. The A721 provides access to Edinburgh to the north east and Kilmarnock to the west whilst the A73 provides access north to the M8 motorway.

Description

The estate comprises 13 single storey light industrial units arranged over 4 terraces.

The units are of steel portal frame construction with either steel profile clad or part steel profile and part rendered blockwork elevations.

Each unit is serviced by a pedestrian access door and roller shutter vehicle access door. Car parking and communal hard standings are also provided to the front of the premises.

Accommodation

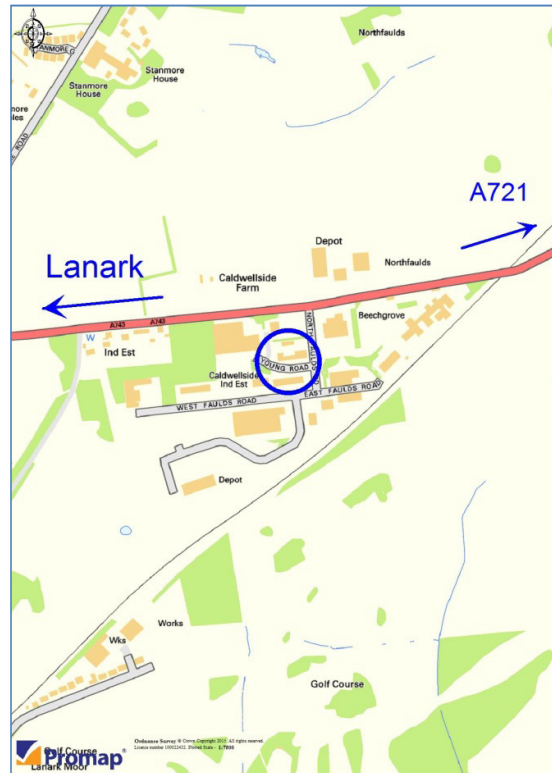
The available units provide affordable, flexible accommodation suitable for a variety of trade, workshop and business uses. Typical specification includes:

- Roller Shutter access
- 3 phase power
- Toilet facilities
- Shared Yard
- Communal Car Parking



Current Availability

Block 6, Unit 2 2,052 sq ft (190.64 sq m)



Terms

Units are available on flexible terms from licence agreements to traditional longer term agreements.

Quoting rents

Quoting rents are available upon application.

EPC Rating

The units have been assessed for an EPC, which is available upon request.

Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any LBTT or Recording Dues. All prices quoted are exclusive of VAT.

Viewing/ Further Information

Viewing and further information can be arranged through the sole letting agents:

Andrew McCracken
andrew.d.mccracken@eu.jll.com

Andrew Armstrong
andrew.armstrong@eu.jll.com



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