

# BLOCK 3 - UNIT 4

Caldwellside Industrial Estate, Lanark, ML11 7SR



## Key Highlights

- Established industrial estate
- Large secure yard
- Ample parking
- Refurbished unit
- High quality office accommodation

## Summary

<b>Available Size</b>	2,394 sq ft
<b>Rates Payable</b>	£2.99 per sq ft
<b>Rateable Value</b>	£14,900
<b>Service Charge</b>	Information available upon request.
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## 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.

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.

## 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.

## Terms

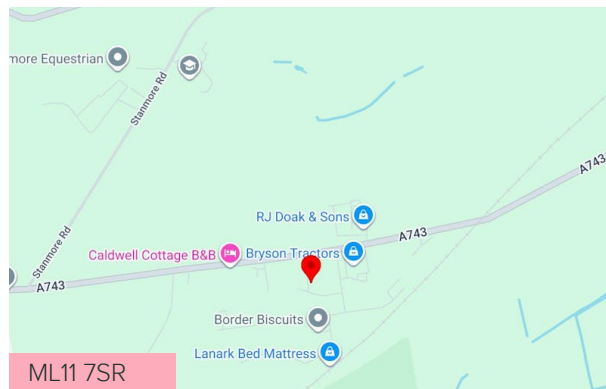
The subjects are available on a new Full Repairing and Insuring lease. Commercial Heads of Terms are available upon request.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

All figures are quoted exclusive of VAT.



## Viewing & Further Information



**Michael Brown**

0141 266 2010 | 07809231449

mike@mcb-property.com



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/06/2026