

TO LET - INDUSTRIAL / TRADE COUNTER

THREAVE COURT

CASTLEHILL INDUSTRIAL ESTATE, CARLUKE, ML8 5UF



KEY HIGHLIGHTS

- 1,000 sq ft
- Eligible for 100% rates relief under Small Business Bonus Scheme
- Generous shared yard and parking provided
- M74 motorway access via Junction 7
- Last remaining unit
- Benefits from front loading and pedestrian access doors
- Nearby occupiers include Screwfix, Howdens, Melton Plastics, VCE Engineering, CSK Kitchens, Walker Carpets

SUMMARY

Available Size	1,000 sq ft
Rent	£8,500 per annum
Rates Payable	£2.76 per sq ft Some occupiers may be eligible for 100% rates relief under Small Business Bonus Scheme.
Service Charge	£0.75 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

DESCRIPTION

Threave Court consists of 13 modern light industrial units, arranged in five opposing, semi-detached blocks. The subjects are of steel portal frame construction with part brick and part profile metal cladding, with pitched profile sheet roof.

The units benefit from dedicated personnel doors and vehicle access doors leading to a common hard standing and car parking.

LOCATION

Threave Court is located in Castlehill Industrial Estate, adjacent to the A73 Airdrie Road less than 1 mile to the north of Carluke town centre.

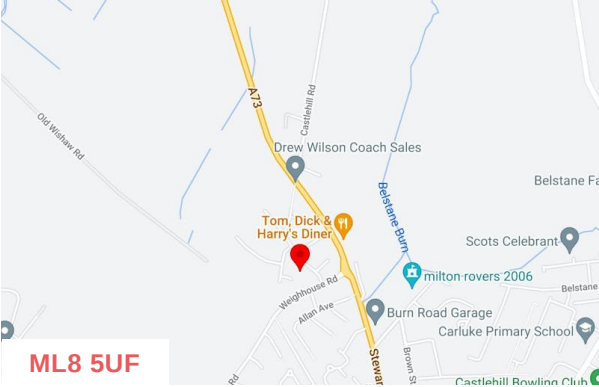
The M74 is less than 7 miles from the estate providing access to the central belt and the south of Scotland.

Motherwell, Hamilton, Lanark and Larkhall are all accessible within a 20 minute drive of the esetate.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - Block 2 U3	1,000	92.90	Available
Total	1,000	92.90	



VIEWING & FURTHER INFORMATION

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