

CALDWELLSIDE INDUSTRIAL ESTATE

Caldwellside Industrial Estate, Lanark, ML11 7SR



Key Highlights

- Trade Counter location
- Excellent transport links
- Flexible space
- Units available with private yards
- 24 hour access
- Refurbished condition

Summary

Available Size	2,394 to 9,198 sq ft
Business Rates	Information available upon request.
Service Charge	Information available upon request.
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Currently on the estate there are two properties available to let, Block 3, Unit 1-3 and Block 4, Unit 4. These units form a full terrace block comprising a total of 9,198 sq ft GIA. Individually the units offer high quality refurbished warehousing with private and secured yards.

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

The property is located within the popular commuter town of Lanark, 25 miles south east of Glasgow and 11 miles south-east of Motherwell. It is directly accessed from West Faulds Road off the A743 trunk road. Situated within Caldwellside Industrial Estate, it is located only one mile from the town centre and is the primary industrial estate for the local area. The estate benefits from the excellent access provisions via the A743, linking the site to the A721 to the north and the M74 (via the A72) to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Block 3, Units 1-3	6,804	632.11	Available
Unit - Block 3, Unit 4	2,394	222.41	Available
Total	9,198	854.52	

Terms

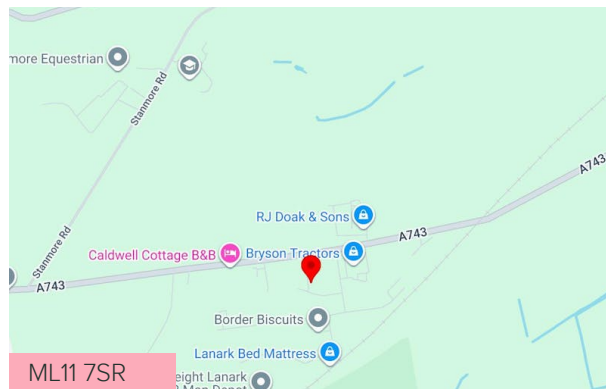
The units are available on new Full Repairing and Insuring leases. Commercial Heads of Terms are available upon request.

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



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