

SOUTH FAULDS ROAD

Caldwellside Industrial Estate, Lanark, ML11 7SR



Key Highlights

- Vehicle loading on three elevations
- Excellent transport links
- Secure site
- 40 vehicle loading bays
- Low site coverage of 10%
- 45 car parking spaces

Summary

Available Size	13,993 sq ft
Rent	£135,000 per annum
Rates Payable	£30,520 per annum
Service Charge	N/A
Estate Charge	N/A
EPC Rating	A

Description

The property comprises a single bay steel portal frame warehouse with insulated PMS walls and pitched roof. A two-storey office block lies to one end of the property and is of brick construction, externally clad in PMS. Both floors offer a variety of office and storage space, alongside welfare facilities.

The warehouse is served by 40 bays with an eaves height of 6.22m and benefits from canopies off all three elevations. Internally, the floor level is raised to dock height for ease of loading and unloading.

Location

The property is located within the popular commuter town of Lanark, 27 mile south east of Glasgow.

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 excellent transport links via the A742, linking the site into the local A721 and M74 Motorway.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Whole Unit	13,993	1,299.99	Available
Total	13,993	1,299.99	

Terms

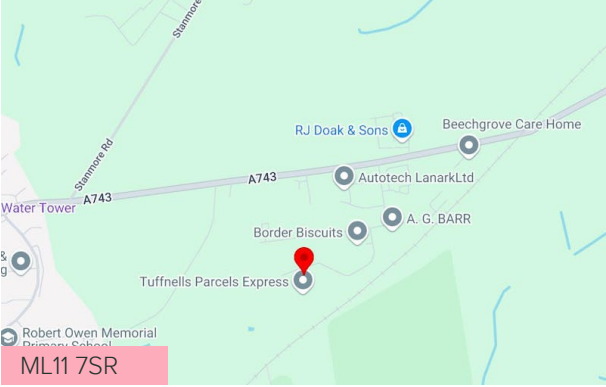
The subjects are available as a whole on the basis of a new Full Repairing and Insuring lease. Rental terms are available upon application.

Rent

The quoting rent is £135,000 per annum based on a new long term FRI lease.

Rateable Value

The property currently has a Rateable Value of £56,000 which produces Rates Payable of £30,520



Viewing & Further Information



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