# TO LET / FOR SALE - INDUSTRIAL / OPEN STORAGE

BORLAND DRIVE

**STRUTHERHILL INDUSTRIAL ESTATE, LARKHALL, ML9 2BJ**



## KEY HIGHLIGHTS

- 1 to 6 Acres
- Located within popular Strutherhill Industrial Estate
- Secured by palisade fencing with 2 x gated access points
- Neighbouring occupiers include Lidl, Biffa, DFDS, WHS Plastics and Build Depot
- Excellent owner-occupier opportunity / investment for onward letting
- Mixture of concrete and tarmac surfacing
- Convenient access to M74 via Junction 8

## SUMMARY

| | |
|---|---|
| Available Size | 1 to 6 Acres |
| Rent | £35,000 per annum per acre for the concrete section which extends to 4 acres |
| Price | Offers in excess of £1,800,000 |
| Business Rates | The subjects are to be re-assessed upon occupation |
| VAT | Applicable |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | EPC exempt - No building present |

## DESCRIPTION

Well-surfaced secure and serviced yard space available for immediate occupation.

Site bound by palisade fencing.

Large double gates for access.

Surfacing is combination of concrete and tarmac.

Capable of being split to suit occupier requirements.

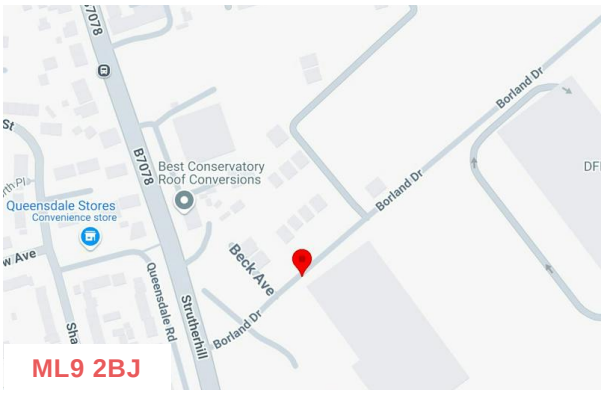
## LOCATION

Larkhall is located within the South Lanarkshire Local Authority Region approximately 20 miles south of Glasgow.

Strutherhill Industrial Estate is Larkhall's main industrial hub and the subjects are situated on the south side of Borland Drive just off Carlisle Road.

Convenient M74 motorway access available via Junction 8 just 1 mile south.

Neighbouring occupiers include Lidl, Biffa, DFDS, WHS Plastics and Build Depot.

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## VIEWING & FURTHER INFORMATION

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