TO LET - INDUSTRIAL / TRADE COUNTER

THREAVE COURT

CASTLEHILL INDUSTRIAL ESTATE, CARLUKE, ML8 5UF

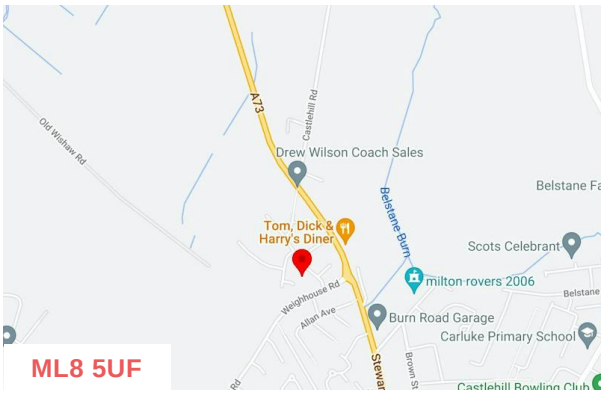


KEY HIGHLIGHTS

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

SUMMARY

Available Size	975 sq ft
Rent	£8,250 per annum
Rates Payable	£4,482 per annum Some occupiers may be eligible for 100% rates relief under Small Business Bonus Scheme.
Rateable Value	£9,000
Service Charge	£0.75 per sq ft
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
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 1, Unit 2	975	90.58	Available
Unit - Block 2 Unit 4	971	90.21	Coming Soon
Total	**1,946**	**180.79**	

VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

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