# To Let

**Well-presented logistics hub with 40 vehicle loading bays. Located in the popular commuter town of Lanark and situated closely to the A742.**

- Available in part (from 5,000 sq ft) or whole
- Vehicle loading on three elevations
- Affordable rental terms available
- Excellent transport links
- Low site coverage of 10%
- 45 car parking spaces
- Two-storey office accomodation

## Caldwellside Industrial Estate

South Faulds Road, Lanark, ML11 7SR

**5,000 to 13,993 sq ft**

464.52 to 1,299.99 sq m

**Reference: #350365**

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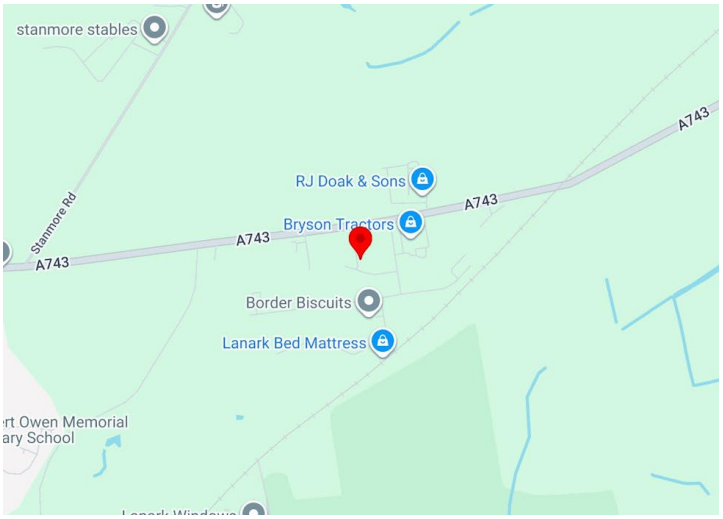


## Summary

| | |
|---|---|
| Available Size | 5,000 to 13,993 sq ft / 464.52 to 1,299.99 sq m |
| EPC | Upon enquiry |

## Description

The landlord will consider letting the property in whole or in part (from 5,000 sq ft)

The property comprises a single bay warehouse of steel portal frame construction with insulated PMS walls and pitched roof. There is a two-storey office block at the property which is of brick construction. Both floors offer a variety of office and storage space, alongside welfare facilities. The warehouse is served by 40 bays and benefits from an eaves height of 6.22m. Externally, there are canopies off all 3 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, 25 miles south east of Glasgow and 11 miles south-east of Motherwell. It is directly accessed from South 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 | 13,993 | 1,299.99 | Available |
| Unit - Split | 5,000 | 464.52 | Available |

## Specification

- Available to let in part (from 5,000 sq ft) or whole
- Vehicle loading on three elevations
- Affordable rental terms available
- Excellent transport links
- Low site coverage of 10%
- 45 car parking spaces
- Office accommodation

## Viewings

Strictly by appointment via the listed agents.

## Terms

Available by way of a new Full Repairing and Insuring Lease

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