

Industrial

Block 5 - 02 | Caldwellside Industrial Estate

📍 Caldwellside Industrial Estate, Lanark, ML11 7SR

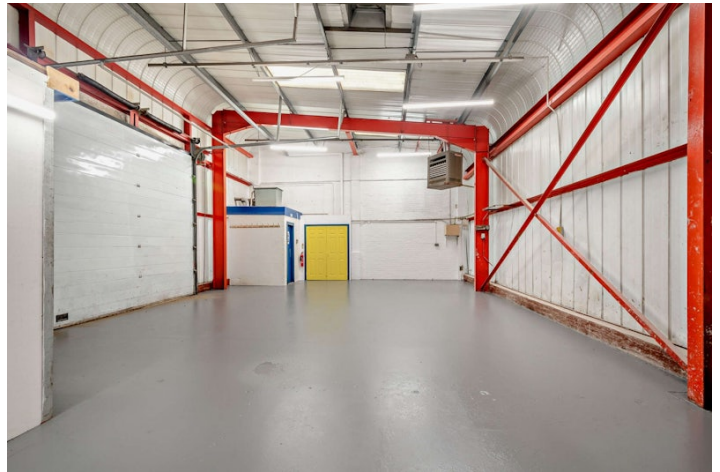
Block 5 - 02 | 1,055 sq ft

Versatile unit situated within the core industrial area for Lanark

This unit provides flexible space, well suited for a number of uses including storage, light industrial or a trade counter. The unit benefits from ancillary office accommodation. The unit is situated on a well positioned estate within the core industrial area for Lanark, and local occupiers include Wolseley Plumb & Parts, Border Biscuits and South Lanarkshire Council.

Lease Type

New



✔ Unit Summary

- WC facilities
- Car Parking
- Flexible Space
- Starter Unit
- Common Yard Area
- 24 Hour Access

View Floor Plans →

View Virtual Tour →

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£8,700.00	£8.25
Rates	£2,499.00	£2.37
Maintenance Charge	£1,900.00	£1.80
Insurance	£211.00	£0.20
Total Cost	£13,310.00	£12.62

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

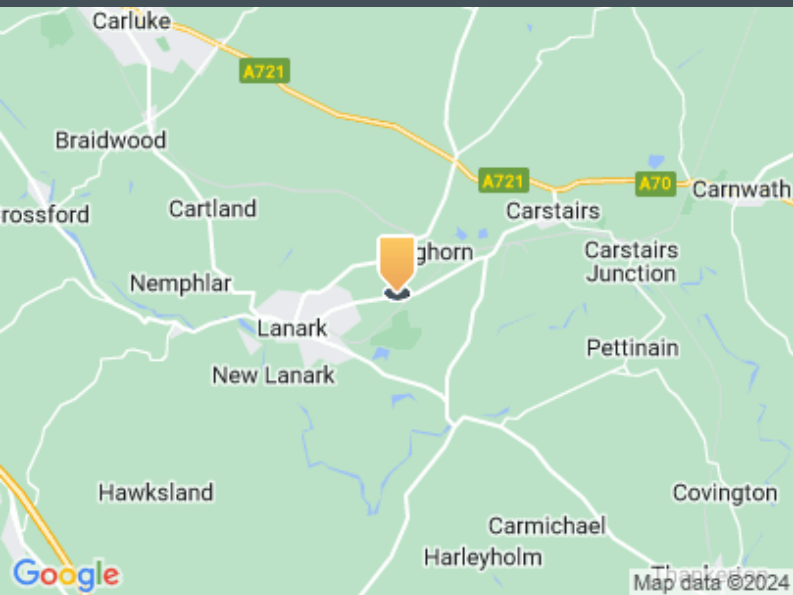
➔ For more info please visit: unit.info/UIP0101325

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Location

Caldwellside Industrial Estate is situated in Lanark, approximately 29 miles south west of Edinburgh and 28 miles south east of Glasgow. The property comprises Lanark's core industrial offering, approximately 1 mile to the east of the Town Centre.



Road

The estate benefits from excellent access provisions via the A742, linking the site to the A721 to the north and the M74 (via the A72) to the west.



Airport

Edinburgh Airport is 24 miles away and Glasgow International Airport is just under 30 miles away.



Rail

The estate benefits from excellent access provisions via the A742, linking the site to the A721 to the north and the M74 (via the A72) to the west.

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	F (99)

Key Contact



Heather Graham

Customer Engagement Manager

"Heather joined Industrials in 2022 and is our Customer Engagement Manager for our properties in Scotland. Please drop Heather a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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