

TO LET
Logistics Depot



CALDWELLSIDE INDUSTRIAL ESTATE
South Faulds Road, Lanark, ML11 7SR

Available immediately for lease
Logistics depot with 40 vehicle loading bays on three sides

Key Points

- Well-presented logistics hub
- Vehicle loading on three elevations
- 40 vehicle loading bays
- Excellent transport links
- Located 27 miles from Glasgow and 32 miles from Edinburgh
- Low site coverage of 10%
- Secure site
- 45 car parking spaces

Accommodation

Approximate floor areas measured on a Gross Internal Area (GIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Description	sq m	sq ft
Warehouse	1,244.25	13,993

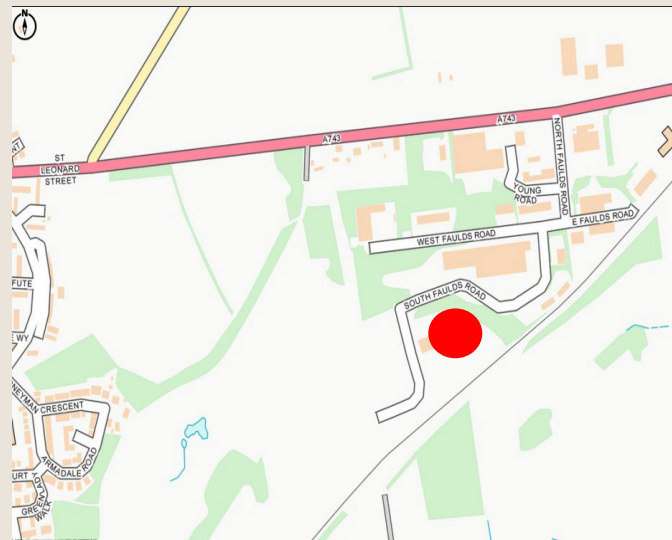
The property sits on a 3.04 acre site, providing a site coverage of 10%.

Location

The property is located within the popular commuter town of Lanark, 27 miles south east of Glasgow and 38 miles south west of Edinburgh.

Situated within Caldwellside Industrial Estate, it is located only one mile from the town centre and is the main industrial estate serving the local area.

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. The property is accessed from South Faulds Road off the A743 trunk road.



Description

The property comprises a single bay steel framed 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 kitchen and toilet facilities. Access to the office is via a ramped entrance.

The warehouse is served by 40 bays with an eaves height of 6.22m and benefits from canopies to all 3 sides. Internally, the floor level is raised to dock height for ease of loading and unloading.





Rent

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



Lease Terms

The subjects are available as a whole on the basis of a new Full Repairing and Insuring lease. Any medium to long term lease will provide for periodic rent reviews. Rental terms are on application.



EPC

The property has an EPC rating of [TBC]. A copy of the certificate can be made available upon request.

VAT

All prices are quoted exclusive of VAT which will be payable at the prevailing rate.

Rateable Value

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

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any Land and Buildings Transaction Tax and registrations dues, if applicable.

Key contacts

For further information, or to arrange a viewing, please contact sole agents Knight Frank.



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