



TO LET

Various Industrial Units, Offices and Yards

FLEMINGTON INDUSTRIAL PARK

Motherwell ML1 2NT

400 sq ft - 58,685 sq ft
(37 sq m - 5,452 sq m)

- Flexible lease terms available
- Cranage available
- Yard space available
- 24 hour CCTV

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LOCATION

Flemington Industrial Park lies to the south east of Motherwell town centre on the southern edge of the major Ravenscraig redevelopment. The industrial park is located within a short distance of the M8 and M74 motorways and is 16 miles from Glasgow and 40 miles from Edinburgh. Additionally, a regular rail service to Glasgow Central Station operates from Shieldmuir Station which is close-by.

The park is accessed directly from the A721 and also via Craigneuk Street and Wellington Street.

DESCRIPTION

Flemington Industrial Park is a self-contained site and comprises a range of industrial units and storage yards of various sizes. The buildings are generally of traditional brick and steel construction and the yards are covered in tarmac or hard standing. A schedule of current availability is listed below.

The park benefits from 3 phase electricity and a 24-hour CCTV system with some units capable of incorporating cranes.



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SITE PLAN



ACCOMMODATION TO LET

| | | |
|----------|--------------|---------------|
| Unit 4 | | |
| Suite 3B | 1,076 sq ft | 99.96 sq m |
| Unit 14 | 15,412 sq ft | 1,431.82 sq m |
| Unit 14A | 711 sq ft | 66.05 sq m |
| Unit 14C | 1,037 sq ft | 96.34 sq m |
| Unit 20 | 6,225 sq ft | 578.32 sq m |
| Unit 21A | 8,431 sq ft | 783.26 sq m |
| Unit 24 | 975 sq ft | 90.58 sq m |
| Unit 28 | 27,000 sq ft | 2,508.38 sq m |



FURTHER INFORMATION

**AVISON
YOUNG**
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**ROSSLYN
PROPERTY**
0141 442 0021

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