

# THREAVE COURT CASTLEHILL INDUSTRIAL ESTATE CARLUKE

## TO LET

### INDUSTRIAL UNITS

Available from 1,010 – 1,950 sq ft



## Threave Court Castlehill Industrial Estate Carlisle ML8 5UF

- Well-established and popular industrial estate close to Carlisle town centre
- Recently refurbished
- Communal yard space
- Flexible lease terms



# THREAVE COURT CASTLEHILL INDUSTRIAL ESTATE CARLUKE



© Crown Copyright 2011. Licence no 100020449. Not to scale



© Crown Copyright 2011. Licence no 100020449. Not to scale

## 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 20 minutes' drive time of Threave Court.

## 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.

## Accommodation

The available units benefit from a recent refurbishment and are suitable for a range of light industrial/ workshop uses. Typical specification includes:

- 3 phase power supply.
- Gas connection.
- Dedicated personnel door.
- Overhead sectional vehicle access shutter.
- Office accommodation.
- Gas fired air blower.

## Current Availability

Please refer the attached Availability Schedule.

## Asking Terms

Available by way of FRI leases on terms to be agreed.

## Quoting Rents

Quoting rents are available upon application.

## EPC Rating

The units have been assessed for an EPC, which is available upon request.

## Legal Costs/ Stamp Duty and VAT

Each party will bear their own legal costs in connection with any transaction, with the tenant responsible for any Stamp Duty or Recording Dues. All prices quoted are exclusive of VAT.

## Viewing

Viewing and further information can be arranged through the joint letting agents:

Gregor Brown  
gbrown@geraldve.com

Andrew McCracken  
andrew.d.mccracken@eu.jll.com

Sadik Chowdhury  
schowdhury@geraldve.com

Michael Brown  
michael.brown@eu.jll.com



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescriptions Act 1991. Particulars issued September 2019