



## WAREHOUSES/WORKSHOPS AND OFFICES AVAILABLE TO LET

East Faulds Road, Caldwellside Industrial Estate, Lanark

### LOCATION:

At the end of East Faulds Road within Caldwellside Industrial Estate, Lanark's premier industrial location, approximately 2 miles to the east of the town centre.

Neighbouring users include Martin Aerospace, McCaskie Country Stores, R Allison Ltd and other principal occupiers in the estate include Graham the Plumber, South Lanarkshire Council, Wolseley, Border Biscuits, New Holland/Bryson Tractors.

Lanark retains the layout and character of a traditional market town and serves the local population of approximately 10,000 together with the surrounding rural areas. The local road network offers ease of access throughout Lanarkshire with connections for M74, A73 and M8 and to Glasgow (approx. 20 miles), Edinburgh (approx. 30 miles), Ayrshire and the Borders.

### HAMILTON OFFICE:

Suites 7 & 8 Waverley  
House  
Caird Park, Hamilton  
ML3 0QA

### CONTACT US

01698 891 400  
[www.wbcs.co.uk](http://www.wbcs.co.uk)

**DESCRIPTION:**

Part of a larger, standalone detached building within a generous site.

Steel portal frame construction with brick infill, concrete floors and profile sheet clad roof.

The available units are as follows: -

Unit 1- 2415 sq ft/224.4 sq m or thereby gross internal area; 10ft 2 ins/3.1m eaves height; 5 x docking doors to one side and 6 x docking doors to the other, 7ft 1ins/2.15m wide x 7ft 5ins/2.27m high.

Unit 2- 710 sq ft/65.95 sq m or thereby gross internal area; 10ft 2 ins/3.1m eaves height; 2 docking doors to either side, 7ft 1ins/2.15m wide x 2ft 5ins/2.27m high.

There is a separate two storey office on the front elevation of the property extending to 551 sq ft/51.16 sq m or thereby net internal area and consisting of 2 offices and male and female toilets to the ground floor with 2 interconnecting offices and another toilet to the upper floor. Calor gas heating is installed and most of the windows are replacement upvc double glazing.

**RATEABLE VALUE:**

Unit 1 -£12,500

Unit 2 -£ 4,200

Offices- to be re-assessed

For qualifying occupiers, 100% rates relief may be available under the Scottish Government's Small Business Bonus Scheme. Prospective tenants should confirm the position for themselves.

**ENERGY RATING:**

An EPC will be made available on request.

**RENT, LEASE DETAILS ETC:**

New leases are sought for a negotiable duration at the following rents: -

Unit 1 - £7,500 per annum exclusive of VAT and local rates.

Unit 2 - £3,500 per annum exclusive of VAT and local rates.

Offices – The offices are available in part or in whole, with or without warehouse space and rents will be subject to negotiation dependent on the space taken.

In the first instance all offers should be submitted to Mr Cameron of this office

**VIEWING:**

STRICTLY by appointment through ourselves as agents.

**REF: I194 Prepared Dec 2019**

**NOTICE**

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