

FOUNDRY YARD

CLELAND, MOTHERWELL, ML1 5PD

TO LET
WORKSHOP AND YARD



FOUNDRY YARD

- Established industrial location near Motherwell & motorway network
- Large secure yard with rare railhead connection
- Workshop of 500 sq.m (5,382 sq.ft) and store of 139 sq.m (1,496 sq.ft)
- Total site area of 0.79 hectares (1.95 acres)
- x 2 In/Out, Entrance/Exit
Vehicle Access Double Gates



FOUNDRY YARD

The self-contained, secure yard premises are surfaced with gated entrance on to Biggar Road, close to Cleland railway station.

The site is broadly triangular in shape and extends to a total area of 0.79 hectares (1.95 acres).

The yard has the benefit of a rail head connection, the only private connection on the Glasgow to Edinburgh Shotts line.

The main warehouse is of modern construction with two vehicle entry doors and an internal eaves height of 4.8m (15'9").

A second smaller workshop/store of brick construction is located to the north of the site, whilst there is a detached office and ancillary block adjacent to the main warehouse.



LOCATION

Cleland in South Lanarkshire lies north east of Motherwell and close to junction 6 of the M8 motorway, offering good road access to the following:

Location

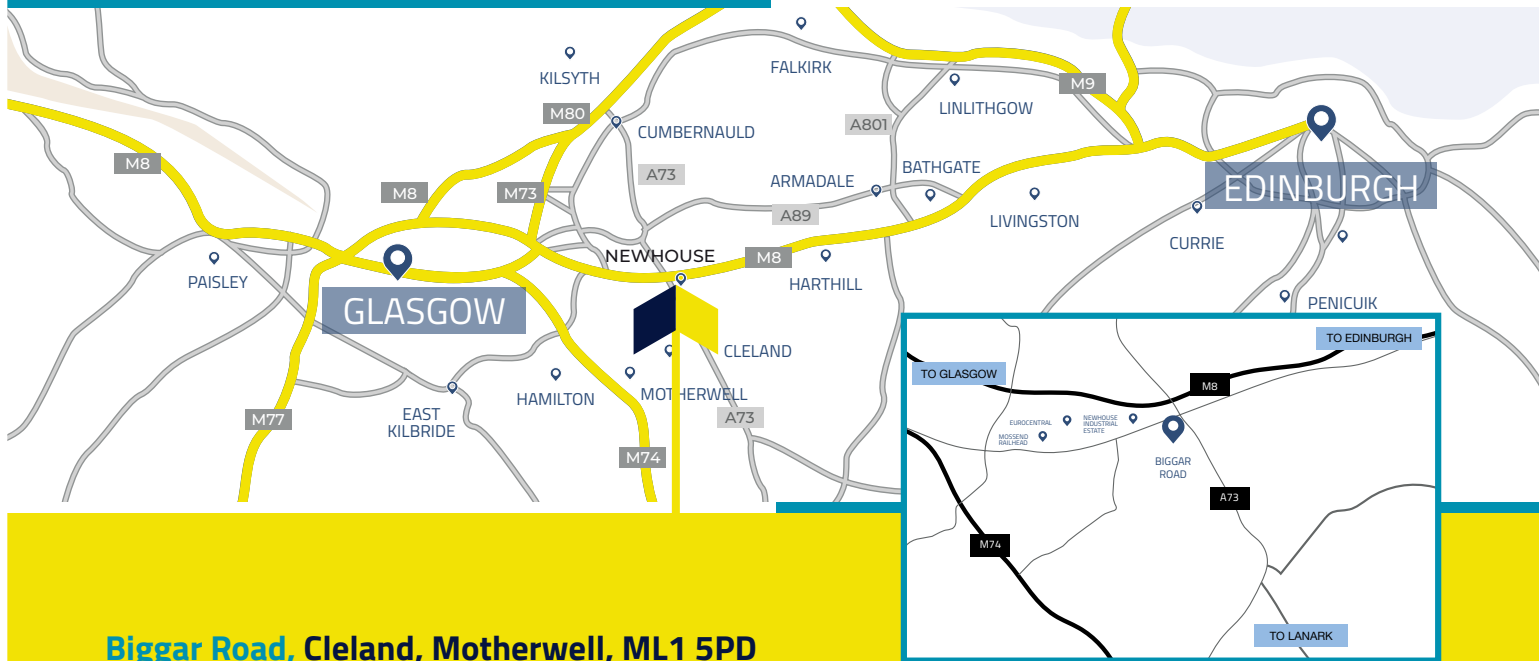
M8 Motorway (J6)
M74 Motorway (J5)
Eurocentral
Mossed Railhead
Glasgow
Edinburgh
M80 (Cumbernauld)

Miles

4 mile
7 miles
4 miles
4 miles
15 miles
35 miles
17 miles

Minute

7 minutes
16 minutes
10 minutes
12 minutes
25 minutes
48 minutes
23 minutes



Biggar Road, Cleland, Motherwell, ML1 5PD



FOUNDRY YARD

FLOOR AREA

The property extends to the following gross internal floor areas:

Main Warehouse:	500 sq.m (5,382 sq.ft)
Workshop:	139 sq.m (1,496 sq.ft)
Office/Ancillary:	149 sq.m (1,602 sq.ft)

EPC

Available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred with tenant liability for LBTT and registration dues.

RATEABLE

The property has a cumulative Rateable Value of £26,500.

TERMS

Terms are available on a new Full Repairing and Insuring basis (FRI). Further details are available from the sole letting agent:

EGM | Property
Consultants

Ross Jubin

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