



## TO LET WELL-SURFACED SECURE AND SERVICED YARD

Borland Drive, Strutherhill Industrial Estate, ML9 2BJ

### LOCATION:

Larkhall is located within the South Lanarkshire Local Authority Region approximately 20 miles south of Glasgow.

Strutherhill Industrial Estate is Larkhall's main industrial hub and the subjects are situated on the south side of Borland Drive just off Carlisle Road.

Convenient M74 motorway access available via Junction 8 just 1 mile south.

Neighbouring occupiers include Lidl, Biffa, DFDS, WHS Plastics and Build Depot.

### 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:

Well-surfaced secure and serviced yard space available for immediate occupation.  
Site bound by palisade fencing.  
Large double gates for access.  
Surfacing is a combination of concrete and tarmac.  
Capable of being split to suit occupier requirements.

### AREA:

1 to 6.42 acres.  
The area is divisible.

### ENERGY RATING:

EPC exempt due to having no structure on site.

### RATEABLE VALUE:

The subjects are to be re-assessed upon occupation.

### PRICE, RENT, LEASE DETAILS ETC:

The subjects are available on an annual rent of **£35,000 PER ACRE.**

### VIEWING:

STRICTLY by appointment via the joint letting agents –

Agency Department

Gregor Brown

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