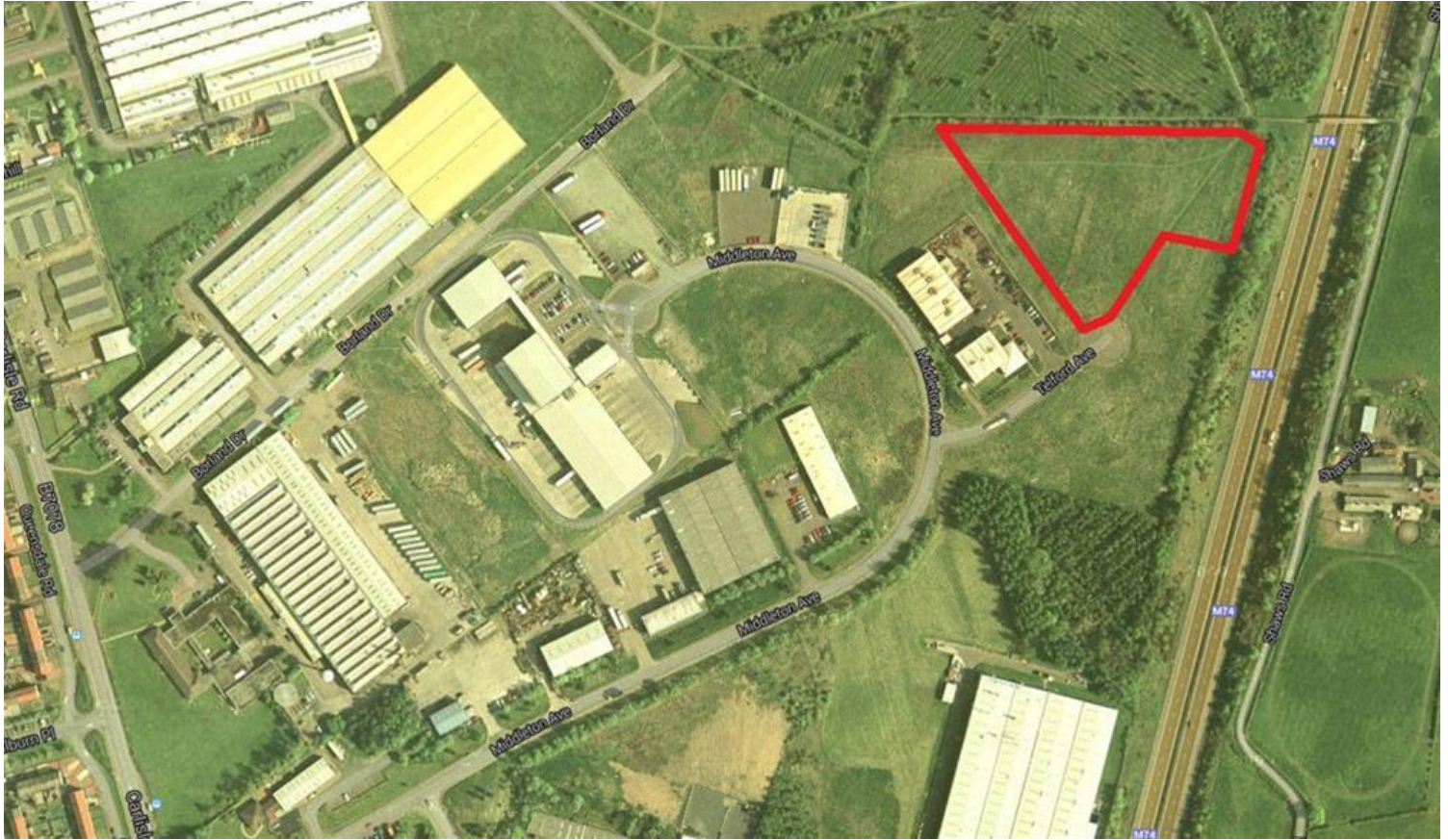
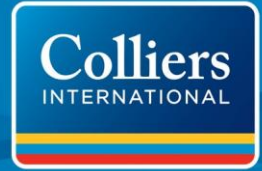


TO LET/MAY SELL

SECURE SITE/INDUSTRIAL DEVELOPMENT PLOT(S)



## Telford Avenue, Strutherhill Industrial Estate, Larkhall ML9 2UN

- Close proximity to M74 motorway
- Sub-division potential
- Located on well-established Estate

1.27 hectares (3.14 acres)

### CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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# Telford Avenue, Strutherhill Industrial Estate, Larkhall ML9 2UN

## LOCATION

The South Lanarkshire town of Larkhall is located approximately 15 miles south east of Glasgow City Centre. Strutherhill Industrial Estate lies to the south of Larkhall town centre and is located within ½ mile of Junction 8 of the M74 motorway.

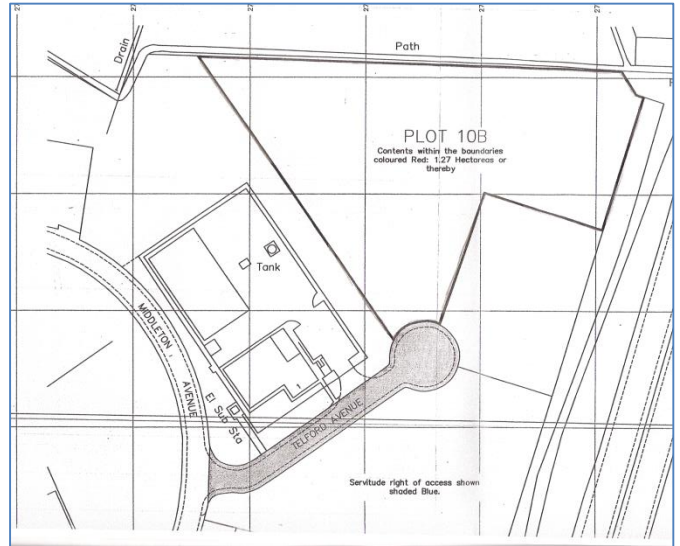


## DESCRIPTION

The subjects comprise a site of approximately 3.14 acres (1.27 Ha) which is suitable for industrial development or as a secure industrial site. The site appears to be relatively level and we have been informed that a hard standing surface will be provided by the owner, along with a section of palisade fencing to fully enclose the site.

## SITE AREA

The site area is approximately 3.14 acres (1.27 hectares).



## TENURE

The site is available to lease on whole or part. Alternatively our clients may consider a sale of the whole site.

## RENT/PRICE

£37,500 per annum/£360,000.

## RATEABLE VALUE

The subjects will require to be assessed for Rating purposes.

## LEGAL COSTS

Each party will be responsible for bearing their own legal costs and in the normal manner the ingoing tenant/purchaser will be responsible for any Stamp Duty land tax and registration fees.

## VAT

All prices, premiums, rents, etc. are quoted exclusive of VAT.

### Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

18 September 2018

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