

Yard 39  
Flemington  
Industrial Park  
Motherwell  
ML1 2NT



0.57 ACRES  
0.23 HECTARES



# Property Details

- Central location with good motorway links via M74.
- Located within established Industrial Estate.
- Surfaced yard with secure gated access
- Secure site with CCTV
- Offers over £17,500 pa ex VAT

## LOCATION

Flemington Industrial Park is located to the southeast of Motherwell town centre, within close proximity to major Ravenscraig redevelopment.

Access to the property is via Craignuek Street (A721), which lies a short distance to east of the M74 and south of the M8 motorways and is 15 miles southeast of Glasgow City Centre and 40 miles southwest of Edinburgh

Surrounding occupiers include Van Sales Direct Ltd, Kaizen Manufacturing, TLC Event Hire Ltd, Tarmac Ltd, BSB Structural Ltd and various local industrial occupiers.

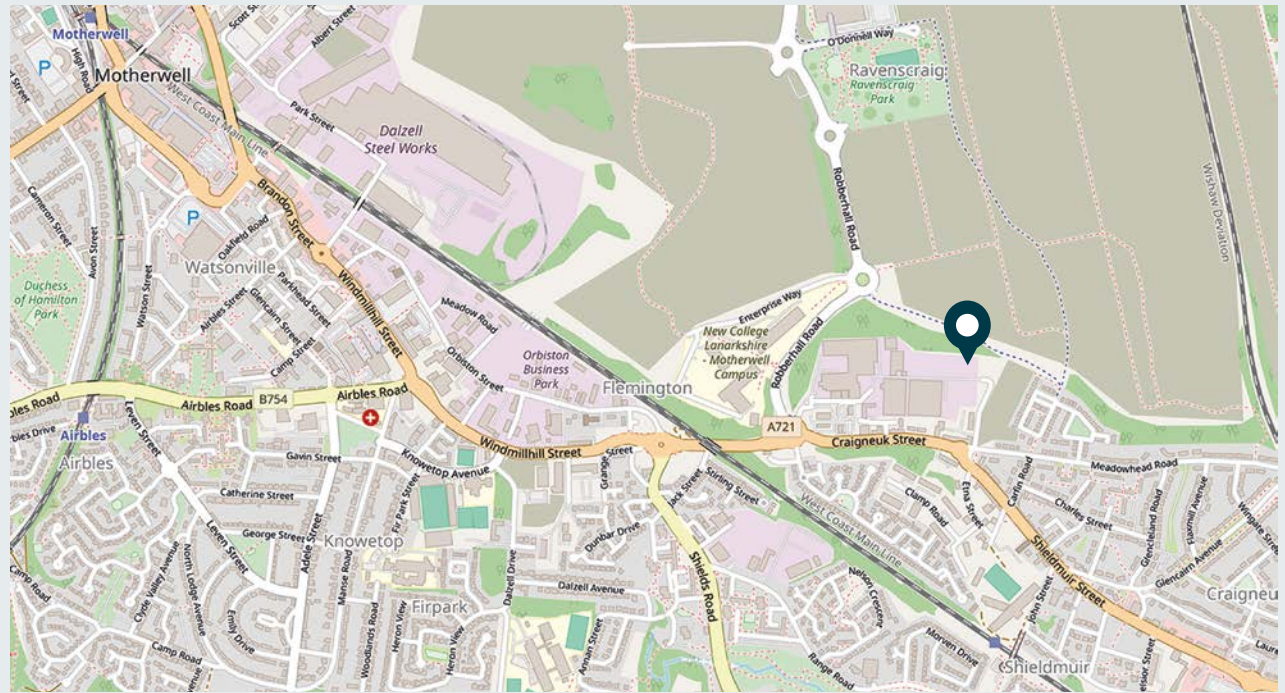
## DESCRIPTION

Yard 39 comprises a surfaced yard secured by a combination of brick wall and fence with double gated access.

The yard has the benefit of both water and electricity to the site.

## ACCOMMODATION & FLOOR AREAS

The site extends to around 0.23 hectares (0.57 acres), or thereby, as per the indicative red line boundary.



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