

FOR SALE
INDUSTRIAL



47 Sandy Road, Carluke, ML8 5DR

- Rare freehold opportunity
- Ground floor industrial premises
- Established industrial location
- Close to the motorway network
- Extends to approximately 681.43 sq.m. (7,335 sq.ft)
- Offers over £300,000

LOCATION

The subjects are located in the South Lanarkshire town of Carluke which lies approximately five miles northwest of Lanark and four miles southeast of Wishaw. The town benefits from strong transport links, including direct access to the A73 and proximity to the M74 motorway, providing convenient road connections to Glasgow and the wider region. It mainly serves as a commuter town and had a population of 14,105 as of the 2022 Census.

Public transport is well-served, with regular bus services and a railway station offering frequent direct connections to Glasgow, Lanark, and Edinburgh.



Specifically, the subjects are situated on the north side of Sandy Road, between its junctions with Stewart Street to the west (A73) and Belstane Road to the east. The surrounding area is predominantly residential in nature.

Surrounding occupiers include Carluke Auto Repair Services, McAllister Funeral Directors and The Wee Camper Co.

DESCRIPTION

The subjects comprise a mid-terraced industrial/workshop property situated in an established industrial location. The building itself is constructed from a steel portal frame infilled with brick and block cavity walls. The external elevations have a rendered finish, while the roof is pitched and overlaid in profiled metal sheeting. The property is secured by an electrically operated steel roller shutter.

Internally, the property has been subdivided to provide a workshop area alongside a variety of offices, stores, and staff facilities. A solid concrete floor runs throughout, with the main walls finished in painted brickwork and the internal walls constructed from stud work lined with plasterboard. Services comprise mains gas, electricity and water. The internal eaves height is approximately 3.53 metres.

ACCOMMODATION

We have measured the property in accordance with the RICS Property Measurement (2nd Edition), which incorporates the RICS Code of Measuring Practice (6th Edition), to arrive at the following gross floor areas: -

Ground Floor: 681.43 sq.m. (7,335 sq.ft)

TERMS

Our client is seeking over £300,000 for the Heritable Interest (Scottish equivalent of English Freehold). Dependent upon interest received, a closing date may be set for the receipt of offers. Interested parties are advised to note their interest in the site with the selling agents.



RATEABLE VALUE

The subjects are entered in the Valuation Roll with a Rateable Value of £16,700.

The poundage rates for 2025/2026 is £0.498 in the pound.

VAT

Unless otherwise stated all prices are quoted as exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be liable for their own legal costs, however for the avoidance of doubt the tenant shall be liable for LBTT, Extract Copies and VAT.

To arrange a viewing please contact:



RYAN FARRELLY
Associate

ryan.farrelly@g-s.co.uk
07900 390 078

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.