



AB Properties



Commercial Site Station Road  
, Carlisle, ML8 5AD

**Offers over £225,000**











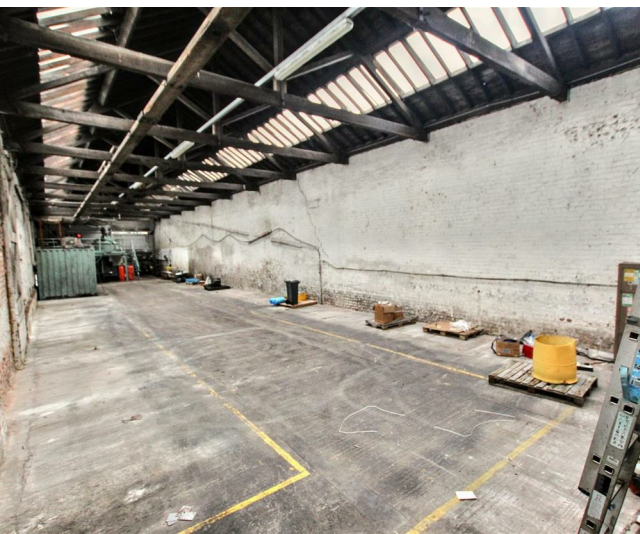
This commercial site, located in Carluke's most prestigious address, adjacent to Carluke Train Station, offers a highly versatile opportunity for a range of business uses. Formerly utilised as a storage and distribution centre, the site is well suited to continued industrial, logistics, or operational use, and also has potential for residential (and other) redevelopment (subject to planning).

The main building comprises a substantial workshop extending to approximately 382 sq m (around 4,110 sq ft). The open layout provides excellent flexibility for storage, fabrication, light industrial processes, or distribution operations. Adjoining the workshop is a dedicated staff and administrative area, incorporating office accommodation, a kitchen/diner, and washroom facilities, offering practical on-site amenities for employees.

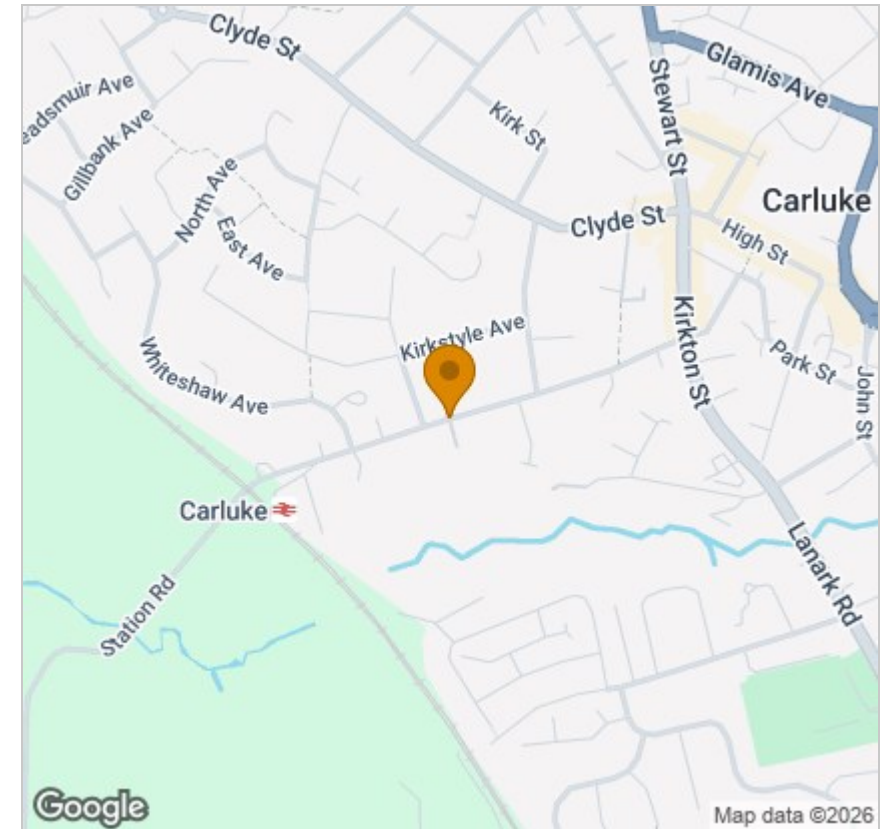
Externally, the site benefits from ample outside space, which significantly enhances its appeal. This external area provides scope for expansion of existing buildings (subject to the necessary planning consents) or could be utilised for large plant, machinery, storage, or HGV access and manoeuvring, making the site particularly attractive to businesses requiring strong operational logistics.

The location is a key selling point, with immediate access to rail links via Carluke Train Station and excellent road connectivity to the M74 and M8 motorway networks, allowing efficient travel throughout Glasgow, Edinburgh, and the wider Central Belt. This strategic positioning makes the site ideal for businesses seeking strong transport links for staff, suppliers, and distribution.

The Central Belt of Scotland continues to be a thriving hub for commerce and industry, benefiting from a skilled workforce, strong infrastructure, and connectivity to major cities and ports. As such, this site represents an excellent opportunity for businesses looking to establish or expand operations in a well-connected and commercially active location.







## Energy Efficiency Graph

## Viewing

Please contact our AB Properties Office on 01555 660077 if you wish to arrange a viewing appointment for this property or require further information.

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