

# Fullwood Industrial Estate

Fullwood, Burnbank Road Hamilton ML3 9AZ

Warehouse | 995 ft<sup>2</sup>



24 Hour access



Newly refurbished



Ample car parking



LED lighting



Available to Let

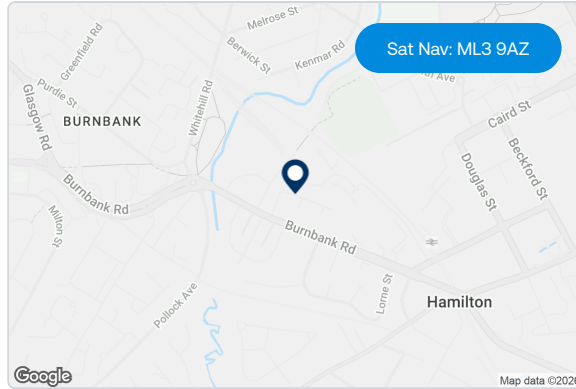
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## Description

Fulwood Industrial estate offers terraced industrial units close to Hamilton Town Centre. Many of the surrounding units are currently in use as retail and trade counters. The units are open plan, either with full roller shutter doors or roller shutter doors with pedestrian doorway. Refurbished units will be open plan with painted walls and floor, and new LED lighting. Outside, there is ample car parking.

## Location

Fulwood Industrial Estate is situated approximately 1 miles south of Hamilton Town Centre adjacent to the A724 Burnbank Road. The A725 is situated just 1 mile west and connects with M74 via the Raith Interchange and M8, M73 and M80 beyond. The estate is a popular location particularly to trade counter operators including Sally Salon Services, Tile Giant, LSK, Saltire Carpets & Beds, Wet Wall Superstore and Richmond's Plumbing & Heating Merchants.

## Further information

**EPC**  
EPC is available upon request.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

The available units are listed below:

Unit	Property Type	Size (sq ft)	Availability
Block 4, Unit 2	Warehouse	995	Immediately
Total		995	

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