

- For Sale

Secure Industrial Investment

3 Hurlawcrook Road

Langlands Business Park, East Kilbride, G75 0ZZ

Attractive investment located in the well-established Langlands Business Park, East Kilbride

Tenant has been in occupation for 15 years (as of April 2027) and recently extended their lease by 10 years

Let to Restore plc on an FRI lease until 05/04/2037

Passing rent of £177,450 per annum (£6.05/sq.ft)

Agreed rent of £241,500 per annum (£8.24/sq.ft) with effect from 06 April 2027

Substantial area of undeveloped land

The building extends to approx. 29,326 sq.ft on a total site area of 3.05 acres

Offers over £3,200,000 for our client's Heritable Interest



- Location

Strategic Location & Transport Links

East Kilbride is located approximately 10 miles to the southeast of Glasgow within the South Lanarkshire Local Authority area.

Transport links are well established and varied with the town enjoying good road access to the M74 motorway at Junction 5 (Raith Interchange) approximately seven miles to the north via the A725 East Kilbride expressway. The A726 (Expressway) runs through the town centre and provides access to the M77 motorway via dual carriageway. In addition, there are two railway stations running regular half hourly services into Glasgow Central whilst a variety of bus routes are also served from the town centre.

The subject property is lies to the south of Hurlawcrook Road as it runs west to meet its junctions with Langlands Drive before continuing southwards into the countryside. The property is located in close proximity to Sainsburys Distribution warehouse.

All major facilities and amenities are available within the town centre but there is also a small leisure development known as "The Boardwalk" providing leisure and restaurant uses.



- Description

Modern Warehouse & Office Facility

The subject property comprises a modern single storey detached industrial building. Phase 1 was constructed in 2008 while Phase 2 was constructed in 2011, occupying a level and regularly shaped site. The subjects form part of the larger Langlands Business Park.

The building is of steel portal frame construction with a pitched roof. The roof is clad in modern composite panelling and incorporates translucent sections affording an excellent level of natural daylight into the property. The floor is solid throughout and accessed into the property via a pedestrian door and metal roller shutter set into the front elevation.

To the west elevation there is a single storey projection of similar construction with a mono pitched roof. This has a specialist fitout of a media vault that is fireproof, antistatic, climate controlled with an inert fire suppressant system within the vault.

The office accommodation is accessed via the car park to the western elevation and comprises a general office, staff kitchen, boardroom, private office, small meeting room, WCs and general stores and is interconnecting with the warehouse accommodation.

The site is enclosed by a steel palisade fence with double steel palisade gate giving access into the yard area. The yard area to the front is roughly surfaced in tarmac with the area to the west elevation being surfaced car parking, with space for approximately 20 cars.

There is an area of unsurfaced ground extending to approximately 1.59 Acres to the rear of the subjects which is outwith the current tenant's demise, although forms part of the sale.

The main warehouse provides an impressive clear internal eaves height of approximately 11.45 metres. Floor is designed to withstand high weight loading.



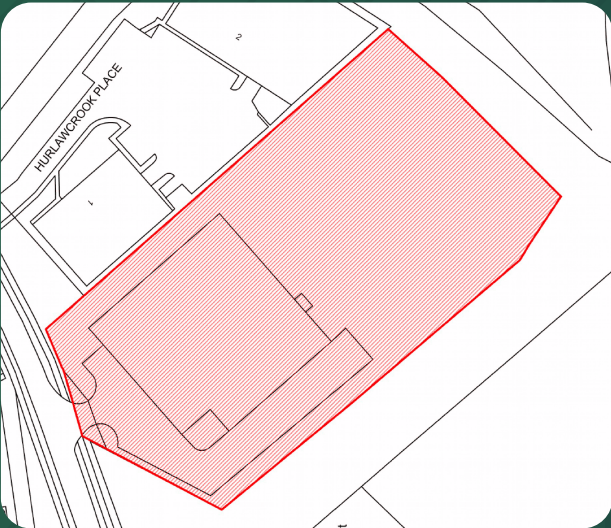
Accommodation

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 internal floor areas: -

AREA	DESCRIPTION	SQ M	SQ FT
Ground	Warehouse 1	1,279.34	13,771
Ground	Vault	94.32	1,015
Ground	Warehouse 2	1,080.45	11,630
Ground	Offices	270.36	2,910
TOTAL		2,724.47	29,326

The entire site has been measured using the online Promap Digital Mapping System and can be summarised as follows:

AREA	HECTARES	ACRES
Tenant's Demise	0.59	1.46
Surplus Land	0.64	1.59
TOTAL	1.23	3.05



Tenancy

ADDRESS	TENANT	PASSING RENT	AGREED RENT	LEASE START	LEASE EXPIRY	RENT REVIEW	RENT FREE	AREA (SQ FT)	TENANT'S DEMISE
3 Hurlawcreek Road, Langlands Business Park. East Kilbride, G75 0ZZ	Restore plc	£177,450 p.a (£6.05/sq.ft)	£241,500 p.a (£8.24/sq.ft)	06/04/2027	05/04/2037	06/04/2032	The Tenant has been granted 12 months at half rent commencing 06/04/2027.	29,326	1.46 acres

Convenant Information

Restore plc have a Creditsafe rating of 'B'. The tenant recently reported impressive H1 results for 2026.

METRIC	H1 2026	CHANGE FROM H1 2025
Revenue	£175.4m	+21%
Adjusted operating profit	£29.9m	+19%
Adjusted operating margin	20.1%	+50 bps
Adjusted PBT	£22.3m	+23%
Adjusted basic EPS	12.4p	+24%
Free cash flow	£21.3m	£20.6m H1 2025
Leverage	1.7x	1.9x at June 2025
Interim dividend	2.6p	+18%

Rating Assessment

The proposed Rateable Value from 1 April 2026 is £253,000.

Any queries in this regard should be made via the Scottish Assessors – www.saa.gov.uk.

Proposal

We are instructed to seek offers in excess of **£3,200,000** for our client's Heritable Interest.

VAT

Unless otherwise stated all prices, premiums and rents are quoted exclusive of VAT.

EPC

The property has an EPC rating of 'B'. Certificate available upon request.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction. For the avoidance of doubt any ingoing tenant will be liable for LBTT, Extract Copies and VAT thereon.

AML

To comply with Anti Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers. Applicable documentation will therefore be required on agreement of Heads of Terms.

Viewings & Further Information

Strictly by appointment through:



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Important Notice - These particulars are intended as a 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. 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. 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. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery. A list of Partners can be obtained from any of our offices. 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. Date published: September 2026.

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