iBOX

LANGLANDS PLACE

TO LET

INDUSTRIAL/ WAREHOUSE UNIT
16,187 SQ FT (1,504 SQ M)

Kelvin South Business Park, East Kilbride • G76 0YF

UNIT 1



LOCATION

East Kilbride is widely recognised as the most successful new town in Scotland, located approximately 12 miles south east of Glasgow. The A725 provides access to Junction 5 of the M74 motorway and M8 motorway thereafter.

Langlands Place is situated within the successful Kelvin South Business Park and is close to several large scale distribution facilities including Sainsbury's Regional Distribution Centre. Access from East Kilbride town centre is via the A726 approximately 2 miles south east.



View on Google Maps



ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

UNIT	SQ FT	SQ M
1	16,187	1,504



SPECIFICATION

The Estate comprises a mix of small, medium, and large modern industrial units which are largely provided in terraced form offering a very pleasant external appearance set within a quality landscaped environment.

The units comprise a steel portal frame design, internal blockwork walls, and external cladding. The roofs are pitched with double skin cladding.

Recently refurbished units within the estate benefit from LED lighting, electric roller shutter doors, painted concrete floors and newly decorated office accommodation.

Each unit benefits from immediate access to well proportioned communal yards for ease of loading.

BUSINESS RATES

Occupiers will be responsible for paying Business Rates direct to the local authority.

SERVICE CHARGE

A service charge is payable in respect of the upkeep of the common parts.

EPC

Available on request.

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:

savills.com
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0141 248 7342

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