TO LET - INDUSTRIAL

UNIT 1 LANGLANDS BUSINESS PARK

LANGLANDS PLACE, KELVIN SOUTH INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0YF



KEY HIGHLIGHTS

- 16,187 sq ft
- Available for immediate occupation
- Generous shared yard space and parking
- Available on basis of new FRI lease
- Prominent industrial / warehouse premises
- Provides well-presented warehouse accommodation
- Refurbished office / welfare space over ground and first floor

SUMMARY

Available Size	16,187 sq ft
Rent	£125,000 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

DESCRIPTION

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.

LOCATION

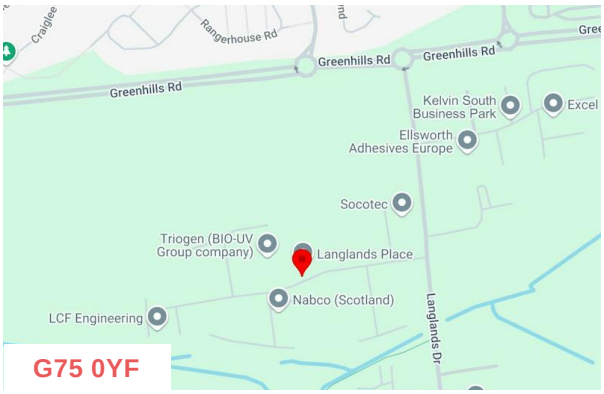
East Kilbride is widely recognised as the most successful new town in Scotland, located approximately 12 miles south east of Glasgow. The A725 provides access to Junction 5 of the M74 motorway and M8 motorway thereafter.

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, taking a right turn at Greenhills Road, then left at Langlands Drive.

ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Rent	Availability
Unit - 1	16,187	1,503.82	£125,000 /annum	Available
Total	**16,187**	**1,503.82**		









VIEWING & FURTHER INFORMATION

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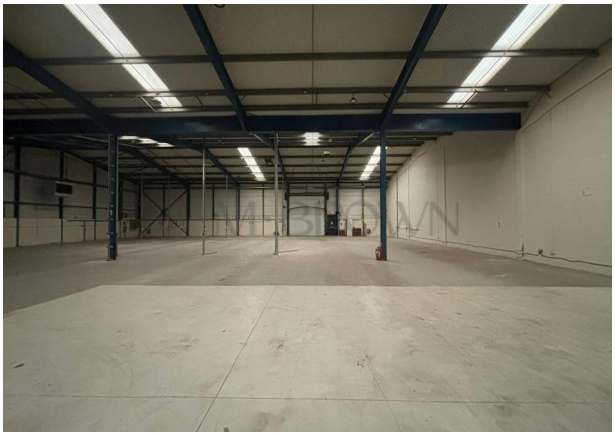








GREENHILLS ROAD
LANGLANDS DRIVE