

TO LET - INDUSTRIAL

UNIT 33 LANGLANDS BUSINESS PARK

KELVIN SOUTH INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0YF



KEY HIGHLIGHTS

- 2,295 sq ft
- Benefits from existing office fit-out
- Attractive business park setting
- Well-presented mid terrace modern industrial / warehouse unit
- Large yards with ample parking
- Available on new FRI lease

SUMMARY

Available Size	2,295 sq ft
Rent	£22,000 per annum
Rateable Value	£13,400 Rates payable £2,255.89
Service Charge	£0.20 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

The Estate comprises a mix of small, medium and large sized 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 with internal blockwork walls and smooth surface external silver cladding. The roofs are pitched with double skin cladding and foam insulation incorporating translucent panels. Flooring is constructed of level concrete laid in sections providing a loading capacity of 20km/m.

LOCATION

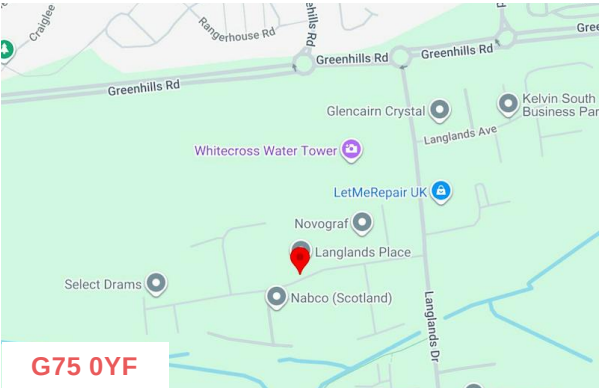
East Kilbride is widely recognised as the most successful new town in Scotland, located approximately 12 miles south east of Glasgow. The A725 provides access to Junction 5 of the M74 motorway and M8 motorway thereafter.

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 - 33	2,295	213.21	£22,000 /annum	Available
Total	2,295	213.21		



VIEWING & FURTHER INFORMATION

Gregor Brown

0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie

0141 212 0059 | 07778 431703
kc@gmbrown.co.uk

G·M·BROWN