Mileway

LastMileFirst | mileway.com

East Kilbride

Unit 5, Kelvin Park South, G75 0RH

Modern warehouse / production building
To let | 70,495 sq ft (6,549 sq m)

Recently refurbished

Modern warehouse / production building

70,495 sq ft (6,549 sq m)

Two storey office accommodation

Recently refurbished

2 x dedicated car parks

7.2 m rising to 11 m

2 x secure yards

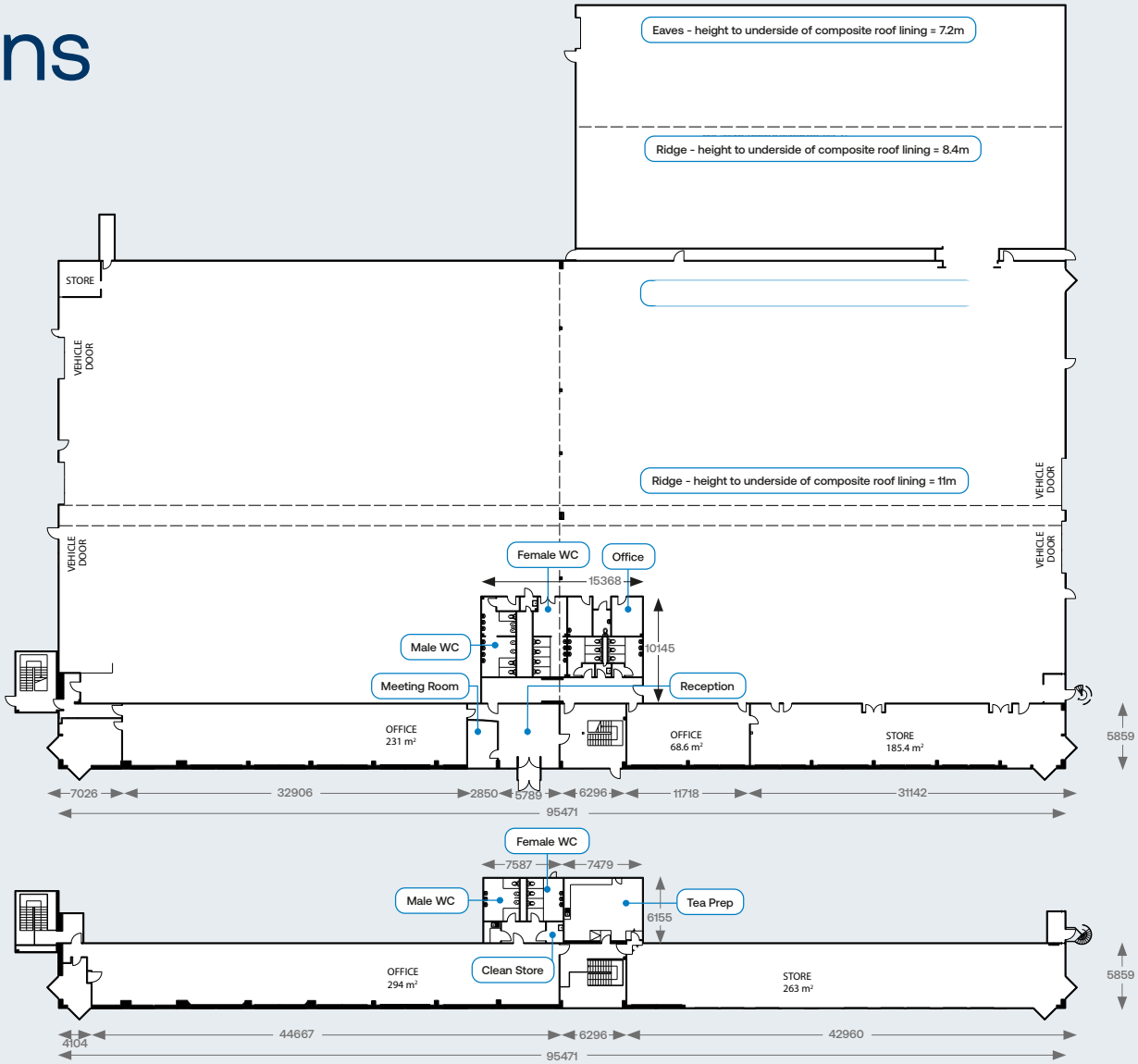
4 x vehicular access doors

The property is of steel portal frame construction and consists of a modern, detached industrial warehouse / production building with integrated office accommodation with private secure external yards and separate car parking areas. The roof is dual pitched with powder coated profile steel cladding.

Site plan & accommodation

	Area (sq ft GIA)	Area (sq m GIA)
Warehouse	54,605	5,073
Ground and First Floor Offices	15,890	1,476
Total	**70,495**	**6,549**

Floor plans

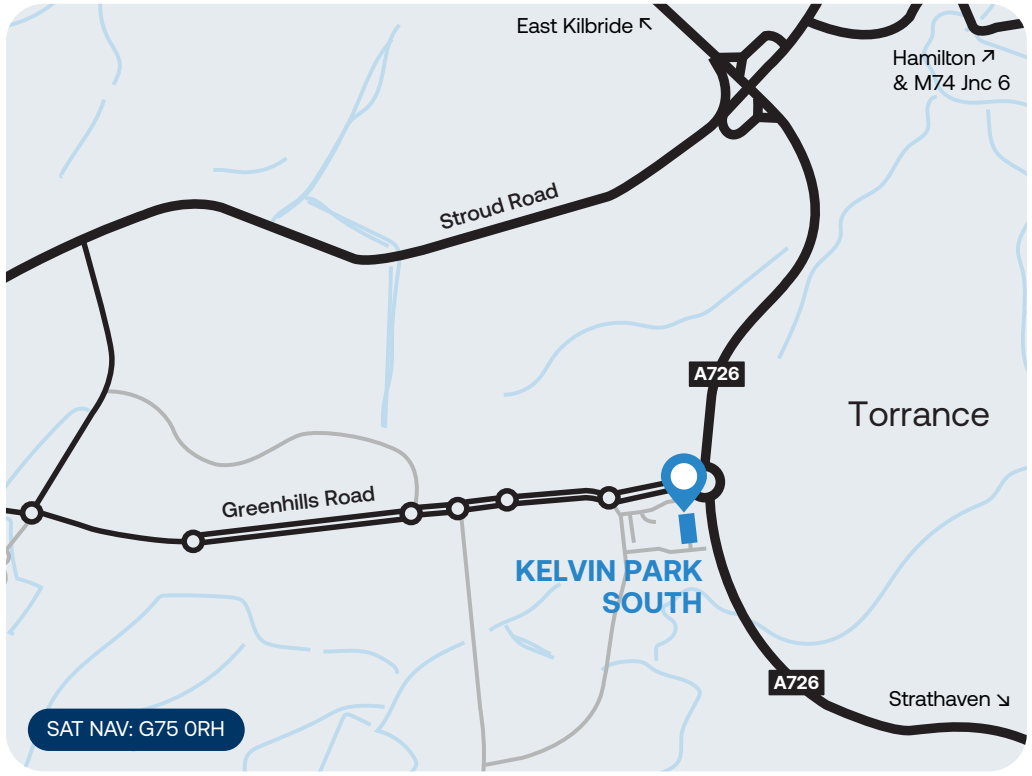


Not to Scale

Location

The property is situated within Langlands Industrial Estate which adjoins Kelvin Industrial Estate and lies approximately 1 mile south of East Kilbride Town Centre. Langlands and Kelvin Industrial Estates are East Kilbride's premier industrial locations.

5 Kelvin Park South is located just off the A726 at the Torrance Roundabout via Greenhills Road. Neighbouring occupiers include Sainsbury's Regional Distribution Centre, Corney & Barrow, Scobie & Junor, Merson Signs, Q-Mass and South Lanarkshire College.



By Road

East Kilbride is strategically placed and well connected by an excellent road network. The town is located approximately 10 miles south east of Glasgow city centre, 5 miles west of Hamilton and 45 miles west of Edinburgh.

By Rail

East Kilbride is served by 2 railway stations and has 3 main international airports within one hour's drive.

East Kilbride

Unit 5, Kelvin Park South, G75 0RH
Modern warehouse / production building
To let | 70,495 sq ft (5,895 sq m)

Book a viewing

Mileway
Graeme Stewart
T: 0141 846 0480
scotland@mileway.com

Colliers
Iain Davidson
M: 07795 010 118
iain.davidson@colliers.com

Further information:

Terms
The Property is available on a new Full Repairing and Insuring lease.

Rent
On application.

EPC
Rated A.

VAT
VAT will be payable where applicable.

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

Anti-Money Laundering
In accordance with Anti-Money Laundering Regulations, the successful party will be required to provide two forms of identification and confirmation of the source of funding.

Rates
The property is entered in the current Valuation Roll with a Rateable Value of £195,000.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.