LANGLANDS COMMERCIAL PARK: PHASE 1
10 INDUSTRIAL UNITS EACH OF 2,500 SQ.FT
KELVIN SOUTH, EAST KILBRIDE, G75 0RH
The development is located within the well established Kelvin South and Langlands industrial areas and adjacent to Sainsbury’s 200,000sq.ft logistics facility.

The site is prominently situated with excellent frontage to both the A726 Strathaven Road linking to the town centre and Hurlawcrook Road, the main estate road through the park. Access is via Kelvin Park South Road. The main motorway network serving central Scotland and beyond is easily accessible with the Southern Orbital Road linking East Kilbride with the M77 and the A725 East Kilbride expressway linking into the M74/M8 network. Both link roads are easily accessible from Langlands Point.

PHASE 1 CONTAINS 10 UNITS EACH OF 2,500 SQ FT.
PHASE 1 FLOOR PLANS

UNIT 1A 2,500 sq.ft
UNIT 1B 2,500 sq.ft
UNIT 1C 2,500 sq.ft
UNIT 1D 2,500 sq.ft
UNIT 1E 2,500 sq.ft
UNIT 1F 2,500 sq.ft
UNIT 1G 2,500 sq.ft
UNIT 1H 2,500 sq.ft
UNIT 1I 2,500 sq.ft
UNIT 1J 2,500 sq.ft

SPECIFICATION

Each 2,500 sq.ft industrial unit has:

+ 6.74m external eaves height
+ High performance insulated cladding
+ Electrically operated roller shutter doors
+ Single Office and toilet provided

4 SPACES PER UNIT (INCLUDING 1 DISABLED SPACE)
Each 2,500 sq.ft industrial unit has:

+ 6.74m external eaves height
+ High performance insulated cladding
+ Electrically operated roller shutter doors
+ Single Office and toilet provided
LEASE TERMS
The accommodation is available to let on full repairing and insuring terms. Further information is available on request.

LEGAL COSTS
The ingoing tenant will be responsible for their legal expenses, together with LBTT and Registration Dues.

RENTAL
Information on quoting rental is available on application.

VAT
All figures quoted are exclusive of VAT.

RATEABLE VALUE
The property will require to be assessed on occupation and offers a rate free first year.

CONTACT
To discuss how Knight Property Group can accommodate you at Langlands Commercial Park please contact our letting agent:

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