

10 UNITS  
TO LET

AVAILABLE DECEMBER 2020

# LANGLANDS

COMMERCIAL PARK



## LANGLANDS COMMERCIAL PARK: PHASE 1

10 INDUSTRIAL UNITS EACH OF 2,500 SQ.FT

KELVIN SOUTH, EAST KILBRIDE, G75 0RH



KNIGHT PROPERTY GROUP

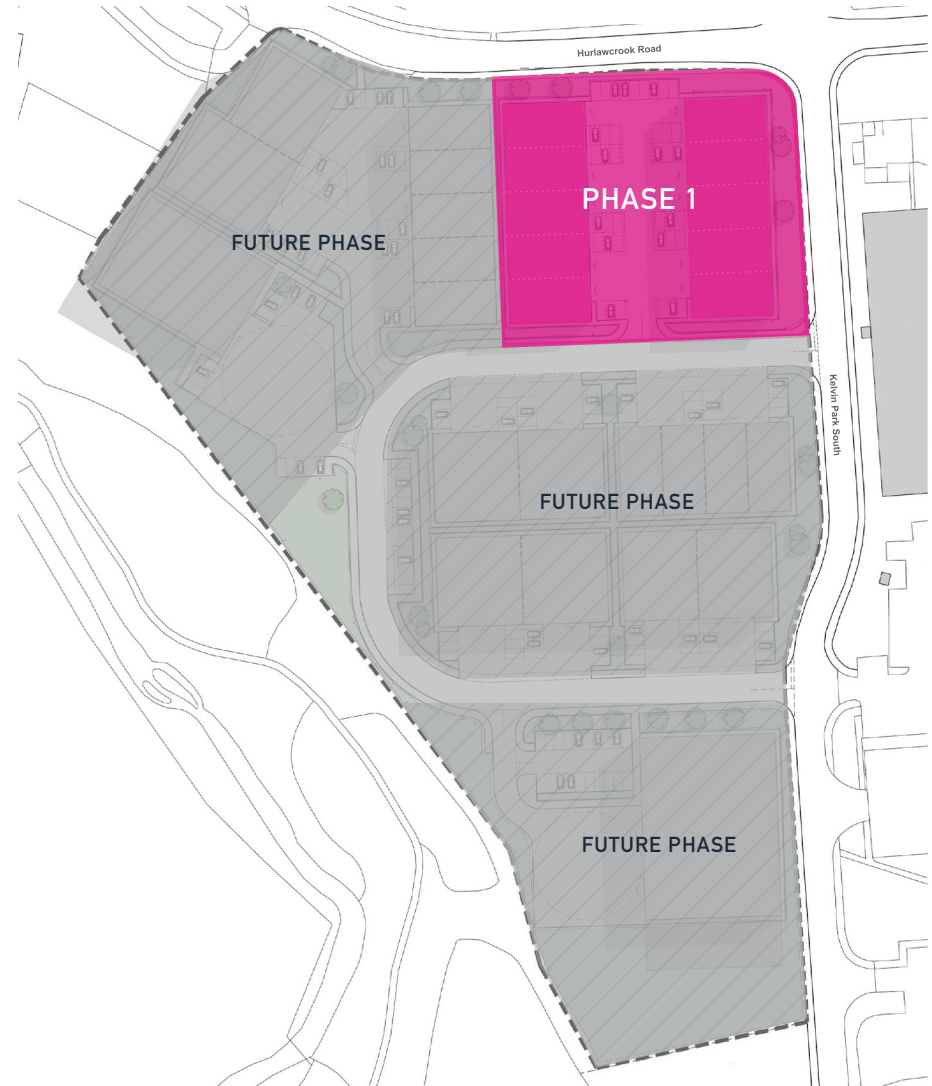
# LANGLANDS COMMERCIAL PARK: PHASE 1

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

The development is located within the well established Kelvin South and Langlands industrial areas and adjacent to Sainsbury's 200,000sq.ft logistics facility.

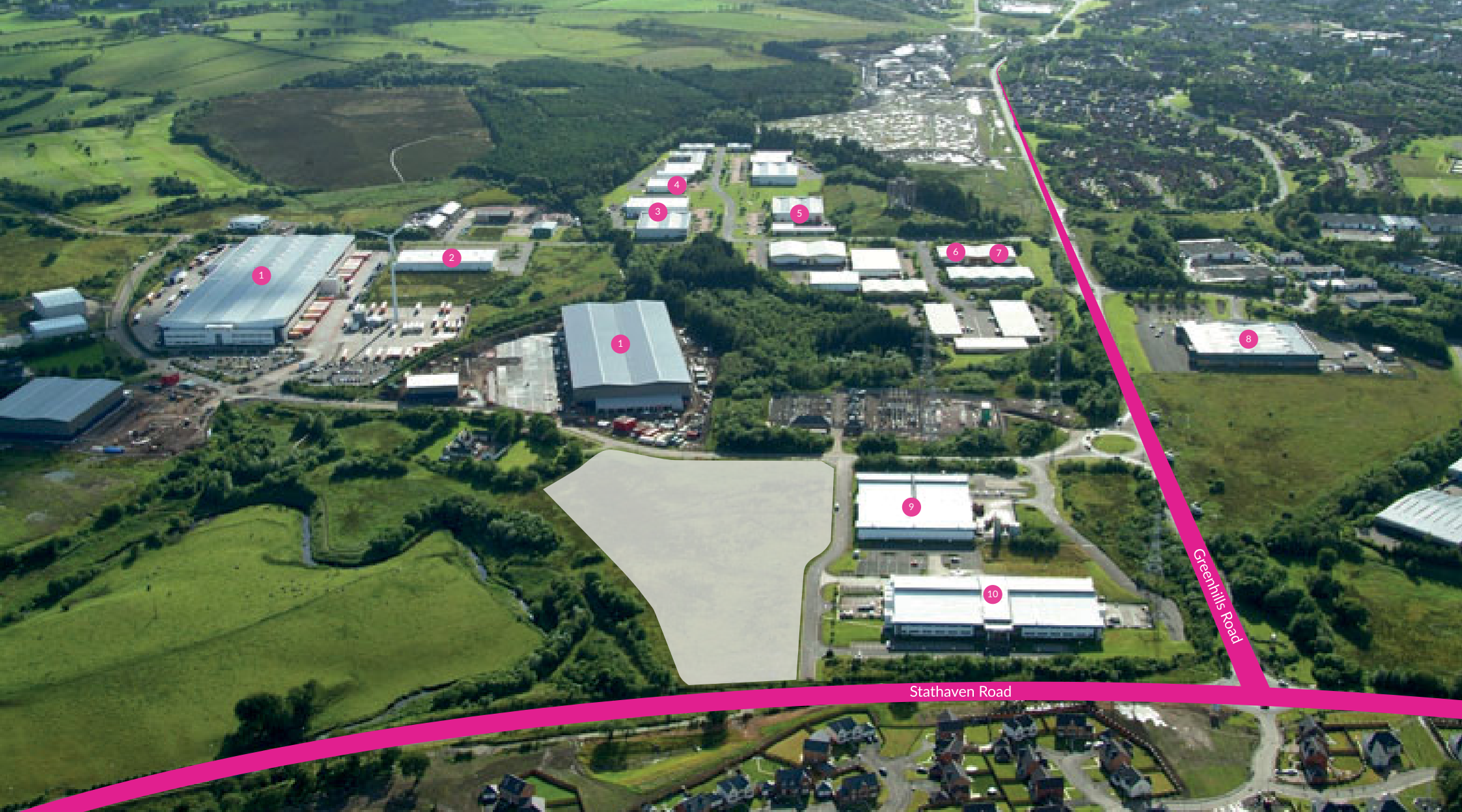
The site is prominently situated with excellent frontage to both the A726 Strathaven Road linking to the town centre and Hurlawcrook Road, the main estate road through the park. Access is via Kelvin Park South Road. The main motorway network serving central Scotland and beyond is easily accessible with 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 Commercial Park.

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**SITE PLAN**





## SURROUNDING OCCUPIERS

1

**Sainsbury's**

2



3



Bovill & Boyd

4



5



SOCOTEC

6



7



8



9



10



VCL

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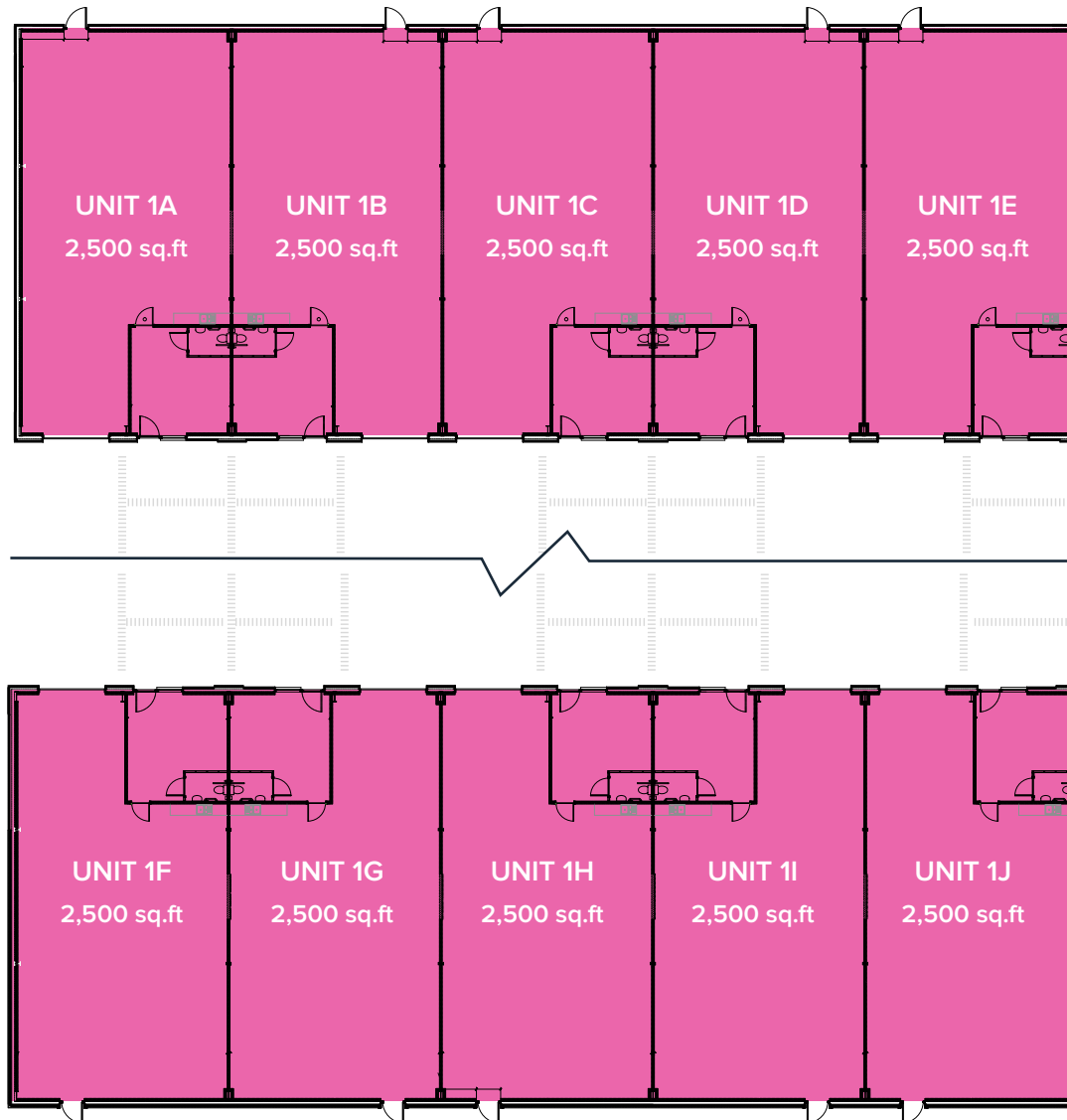




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## PHASE 1 FLOOR PLANS



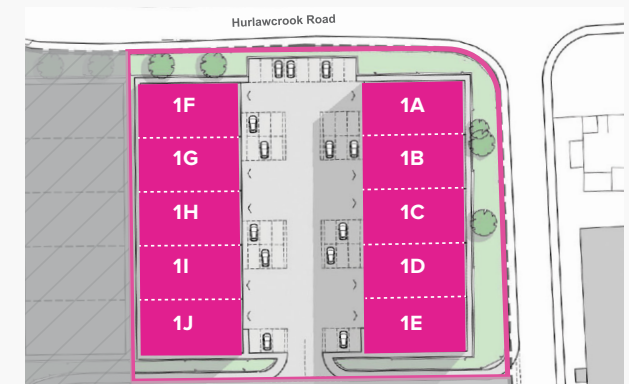
## SPECIFICATION

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)





**GLASGOW**

COATBRIDGE

RUTHERGLEN

BELLSHILL

BOTHWELL

M74

MOTHERWELL

HAMILTON

EAST KILBRIDE

EAGLESHAM

STRATHAVEN

CARLISLE AND  
THE SOUTH

KILMARNOCK  
& PRESTWICK

PAISLEY &  
GLASGOW  
AIRPORT

GREATER GLASGOW

**LANGLANDS**  
COMMERCIAL PARK



KNIGHT PROPERTY GROUP

[www.knightpg.co.uk](http://www.knightpg.co.uk)

#### 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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