

FIRST YEAR RATES FREE

EPC TARGET A

AVAILABLE Q3 2023

BREEM RATING EXCELLENT



TO LET

PLANNING CONSENT GRANTED

LANGLANDS

COMMERCIAL PARK

PHASE 2

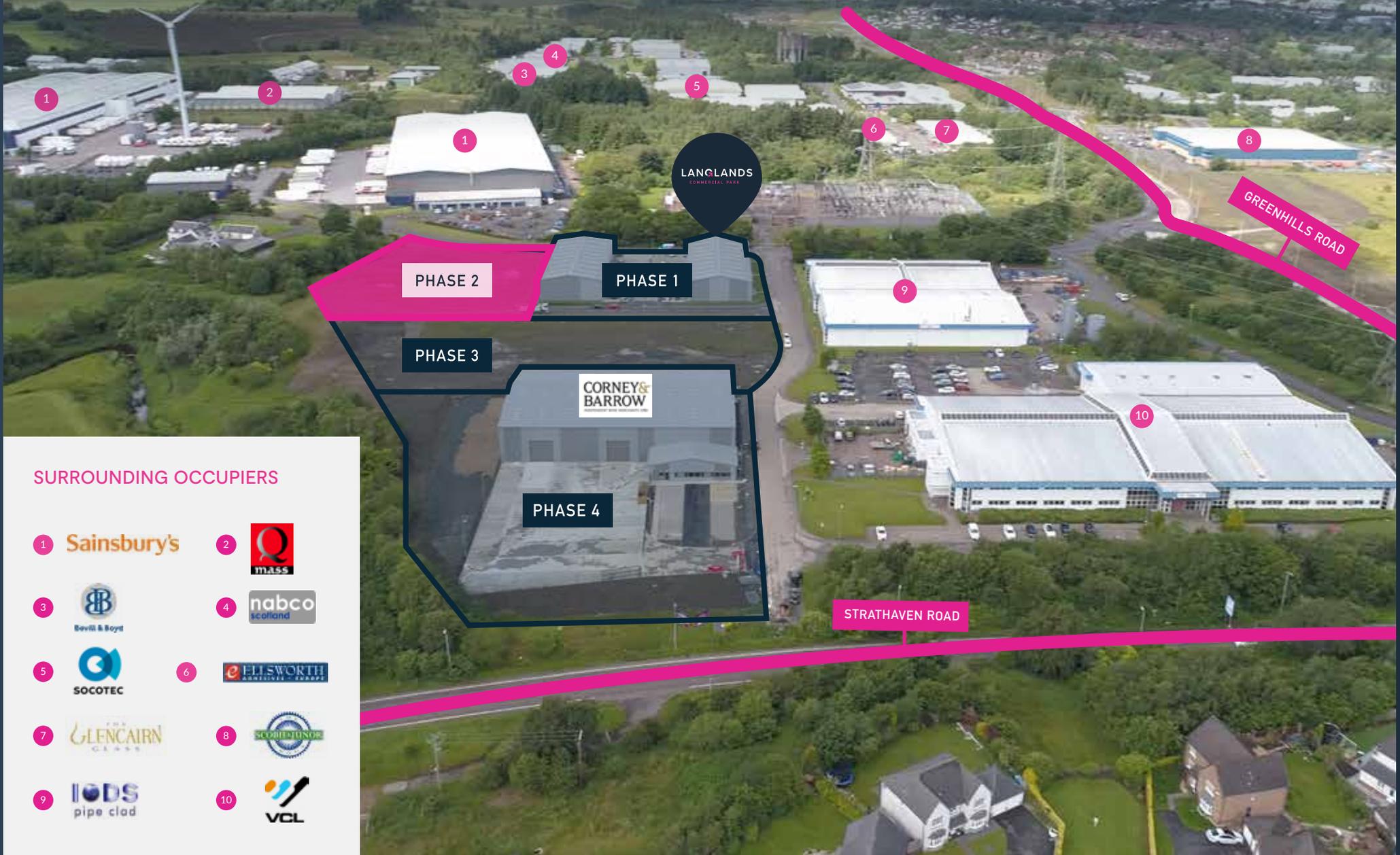
INDUSTRIAL UNIT 28,010 SQ FT

OFFICE 1,760 SQ FT / WAREHOUSE 26,250 SQ FT



KNIGHT PROPERTY GROUP

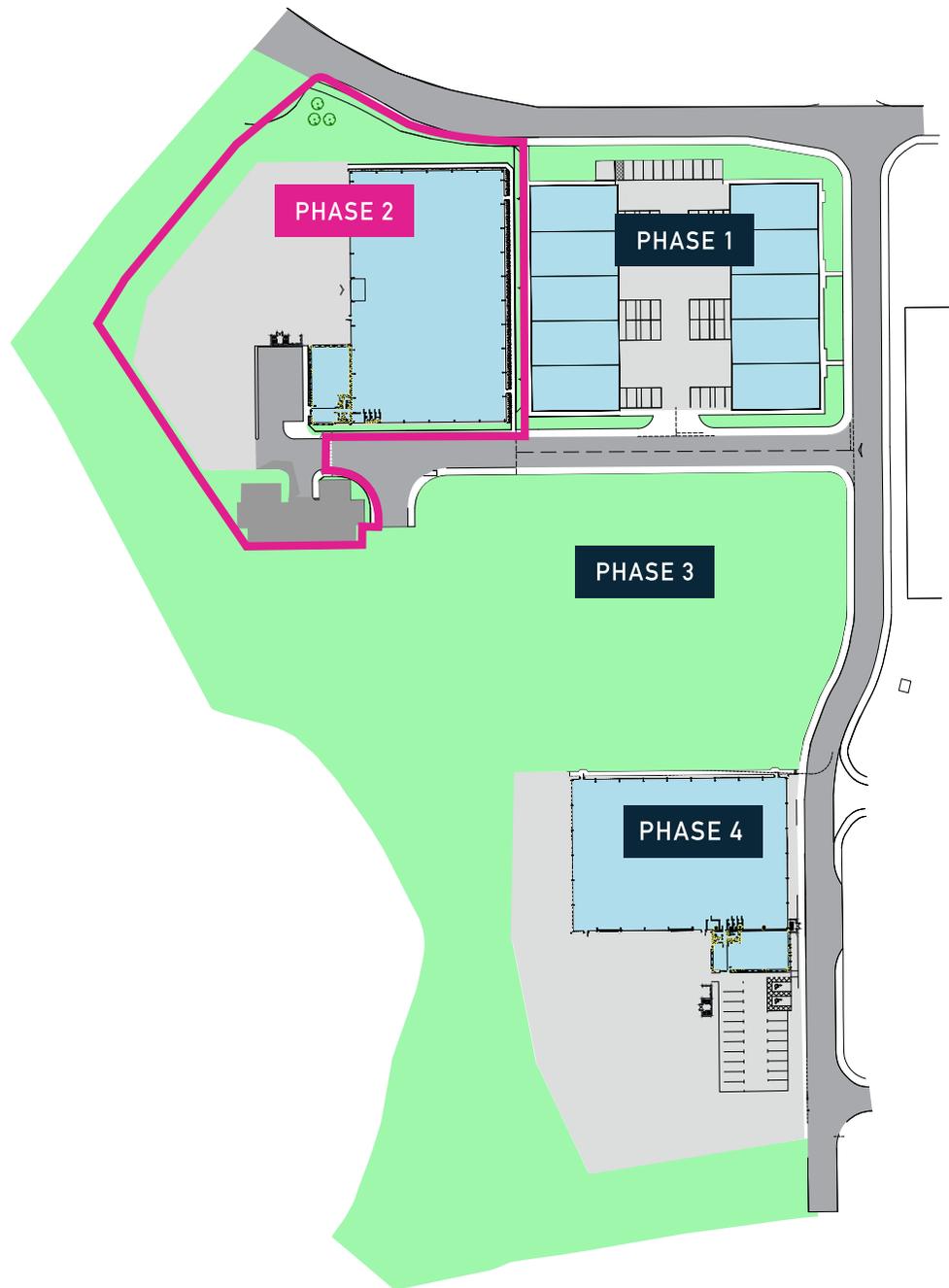
LOCATION MAP



SURROUNDING OCCUPIERS

- | | |
|---|---|
| 1 Sainsbury's | 2  |
| 3  Bovill & Boyd | 4 nabco scotland |
| 5  SOCOTEC | 6  ELLSWORTH |
| 7  THE GLENCAIRN GLASS | 8  |
| 9  IODS pipe clad | 10  VCL |

DEVELOPMENT PLAN

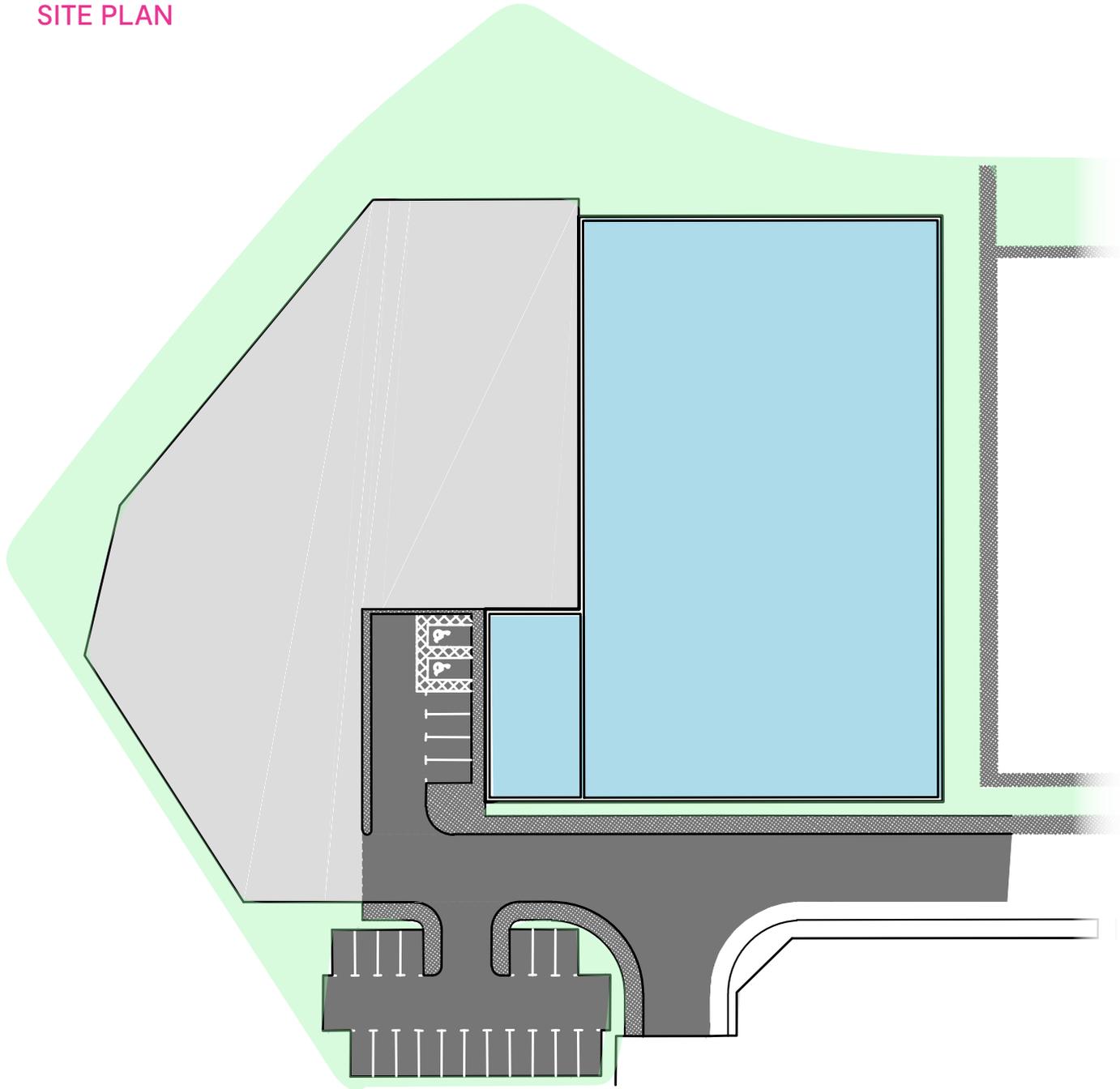


SPECIFICATION

- + 2 x Electric shutter doors
- + Eaves height internally 10m
- + High performance cladding
- + EPC rating 'A'
- + Self contained plot
- + 24 car parking spaces (inc 2 x disabled spaces)
- + 4 electric car charging points
- + Concrete yard extending to 28,567sq.ft
- + Internal Slab Load Bearing 35kN/sq.m
- + External Slab Load Bearing 35kN/sq.m
- + BREEAM rating excellent



SITE PLAN



- + Warehouse – 26,250 sq.ft
- + Office - 1760 sq.ft
- + Concrete yard – 28,567 sq.ft
- + 22 Parking spaces
- + 2 Disabled Spaces
- + 4 EV Car Charging Points



COMPLETED UNIT AT PHASE 4 LANGLANGS



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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