

FIRST YEAR RATES FREE*

EPC TARGET A

WORKS COMMENCED
(COMPLETION APRIL 2024)

BREEAM RATING VERY GOOD



TO LET/MAY SELL

LANGLANDS

COMMERCIAL PARK

PHASE 2

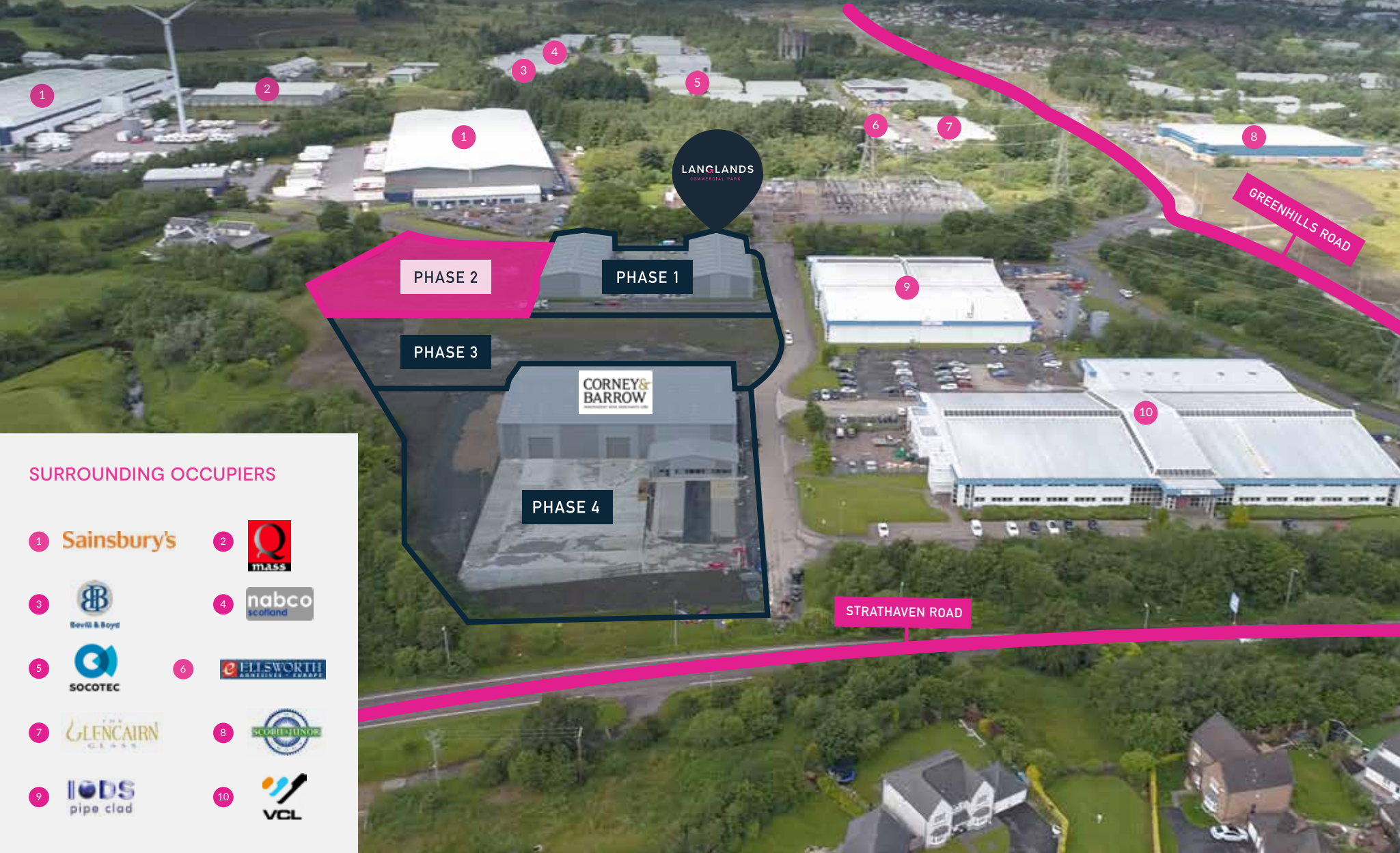
INDUSTRIAL UNIT 28,010 SQ.FT

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



KNIGHT PROPERTY GROUP

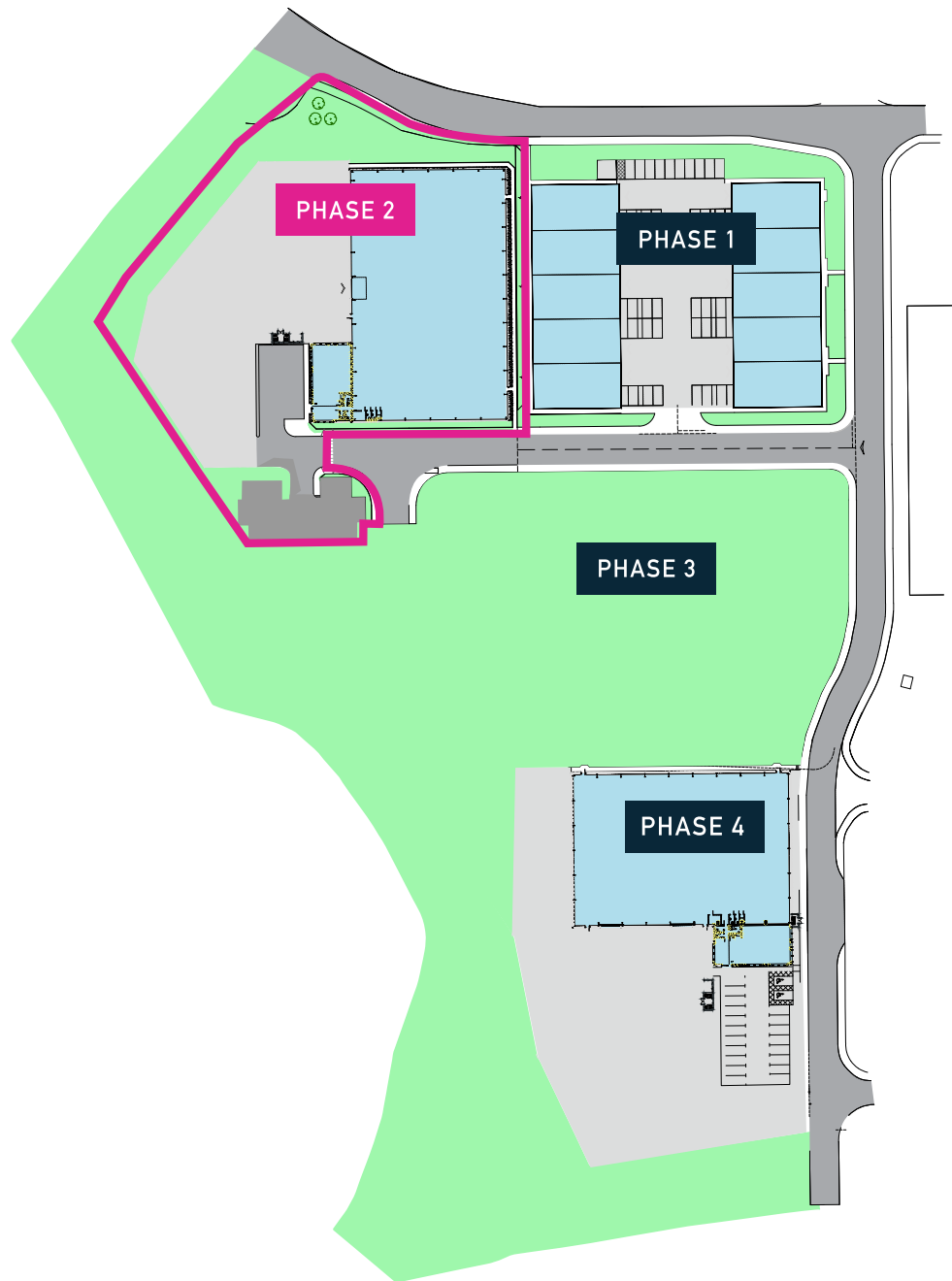
LOCATION MAP



SURROUNDING OCCUPIERS

- | | |
|---|--|
| 1 Sainsbury's | 2  |
| 3  | 4 nabco scotland |
| 5  | 6  |
| 7  | 8  |
| 9  | 10  |

DEVELOPMENT PLAN

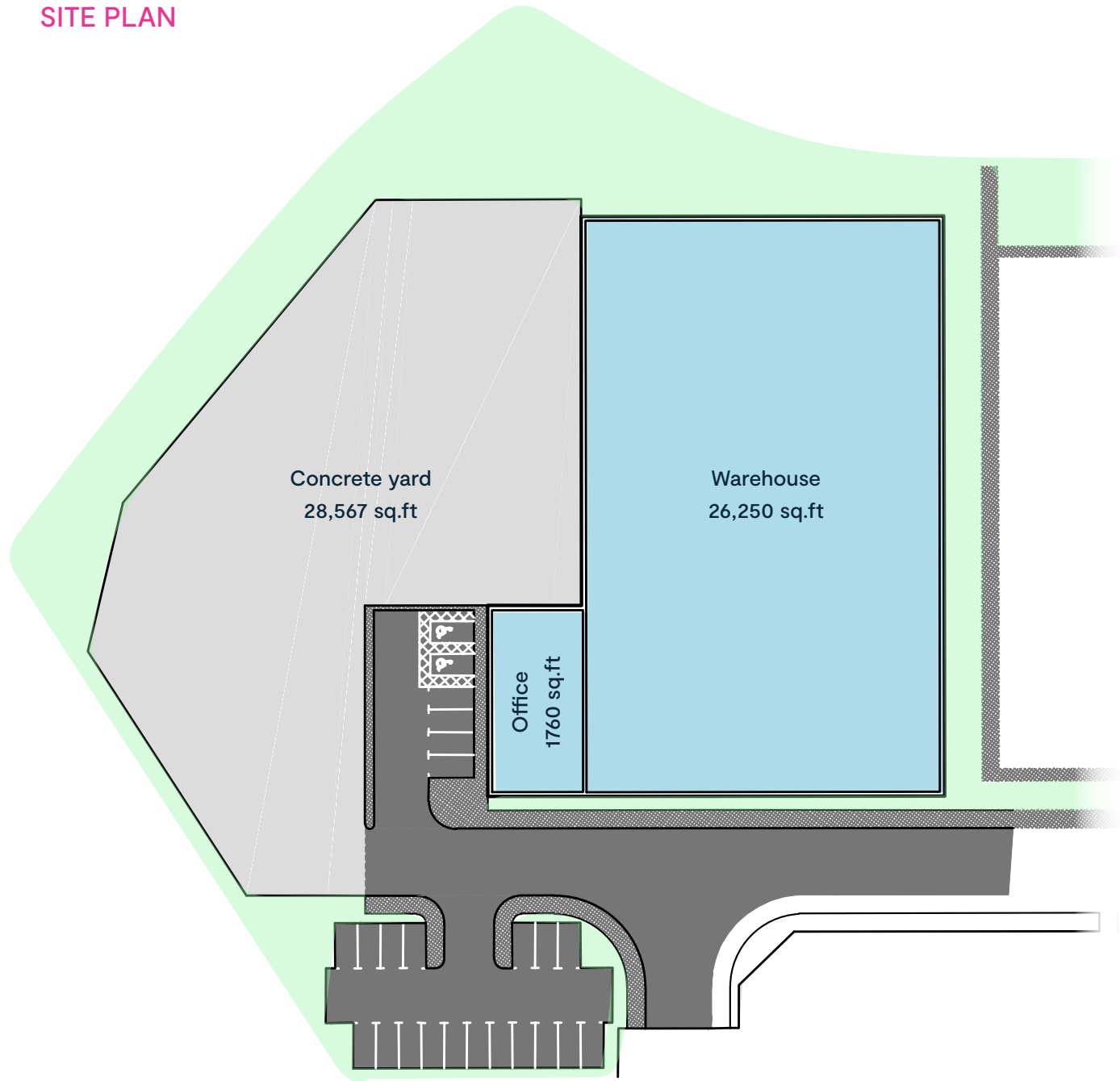


SPECIFICATION

- + 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 very good



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 LANGLANDS COMMERCIAL PARK PHASE 4



LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Further information is available on request.

LEGAL COSTS

The incoming 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.*

Misrepresentation Act. The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, any negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.

*As new build unit, the tenant may be eligible for 100% rates relief for the first year of their lease. Rating enquiries should be made directly to the relevant Assessor's Department.

CONTACT

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



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