



IMMEDIATE OCCUPATION

YEAR 1 RATES FREE*

LANGLANDS
COMMERCIAL PARK
PHASE 3 - 2,968 sq m (31,949 sq ft)

PRIME HIGH QUALITY INDUSTRIAL UNIT
LANGLANDS COMMERCIAL PARK
KELVIN SOUTH G75 0RH


KNIGHT PROPERTY GROUP

LOCATION

East Kilbride is located 13 miles south of Glasgow city centre and is a well-established business location with excellent local and national connectivity. Langlands Commercial Park is located in the industrial hub of Kelvin South, located at the southern boundary of the town.

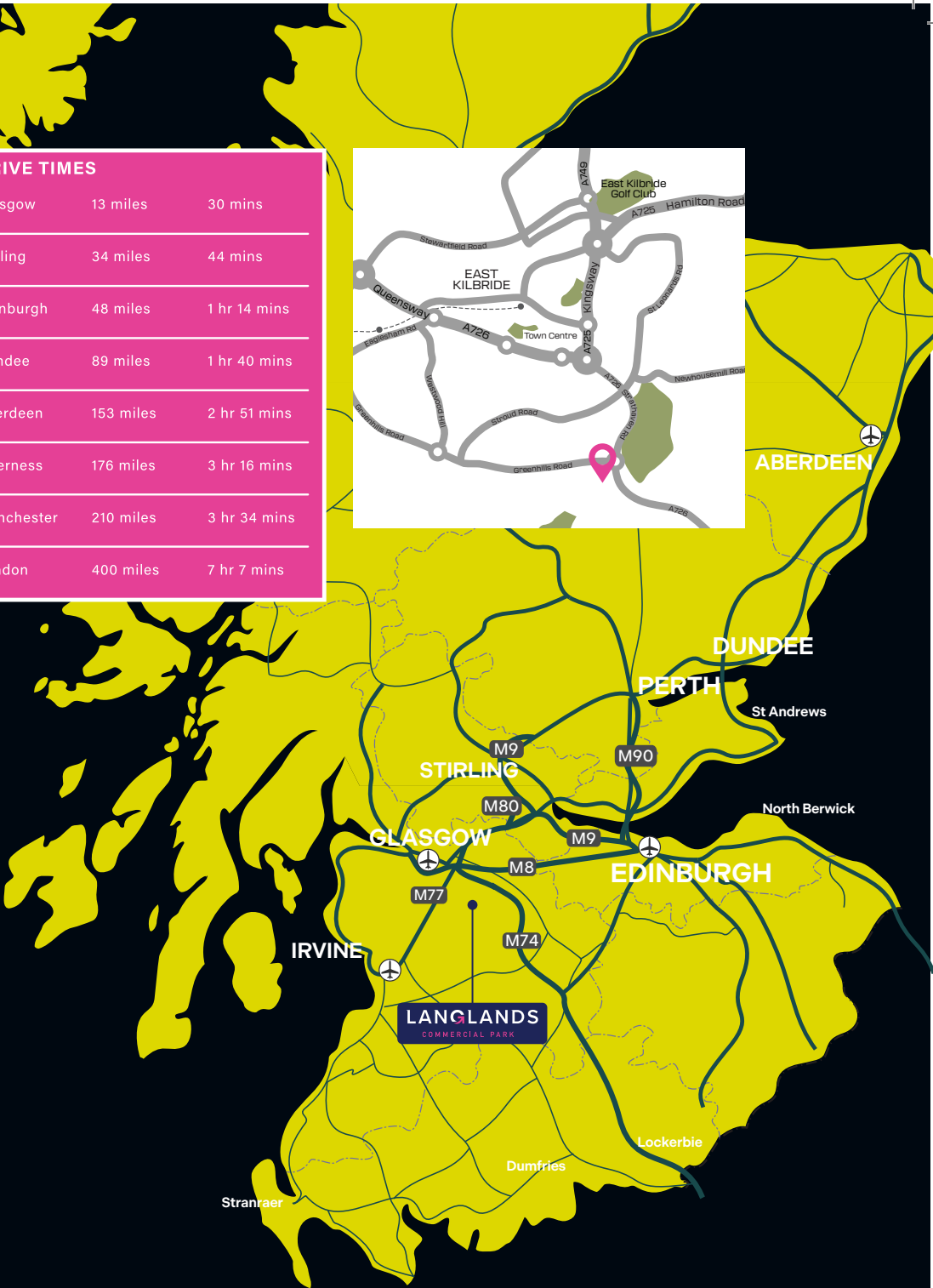
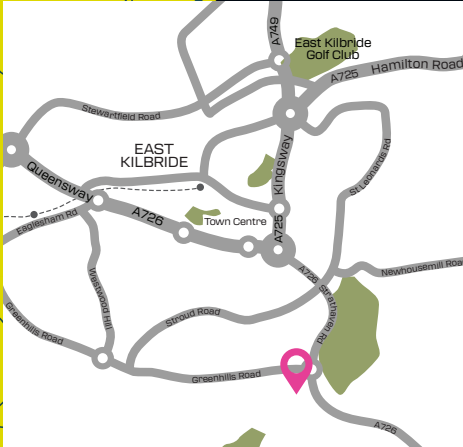
Nearby occupiers include Sainsburys Distribution, Briggs Equipment, Corney & Barrow Glenalmond Group, Marwood, Q Mass, IODS and VCL.

SITUATION

Accessed off Kelvin Park South Road, Langlands Commercial Park is prominently situated fronting Hurlawcrook Road with immediate access to the A726, connecting Langlands to the East Kilbride Expressway and onwards to the M74 and M8 to the north east and M77 to the west.

Langlands Commercial Park provides a hub of Grade A, new build developments within the East Kilbride market and Phase 3 will deliver the final phase of development within the Park. Phases 1, 2 and 4 have been recently completed and subsequently fully let.

DRIVE TIMES		
Glasgow	13 miles	30 mins
Stirling	34 miles	44 mins
Edinburgh	48 miles	1 hr 14 mins
Dundee	89 miles	1 hr 40 mins
Aberdeen	153 miles	2 hr 51 mins
Inverness	176 miles	3 hr 16 mins
Manchester	210 miles	3 hr 34 mins
London	400 miles	7 hr 7 mins



SPECIFICATION



Internal height to underside of haunch
10 metres



EV Chargers
x8 at 7Kw each



Roof mounted solar panels



Floor Loading
50 kn/m2



Car Parking
30 spaces including
2 accessible spaces



Dedicated Yard
0.74 acres
(2,994.7 sq m)



Target EPC "A" Rating



2 level access doors
to 5.50 m height



Electrical supply via
a source that is 100%
renewable



Office Content
3,982 sq ft (12%)



LED lighting throughout



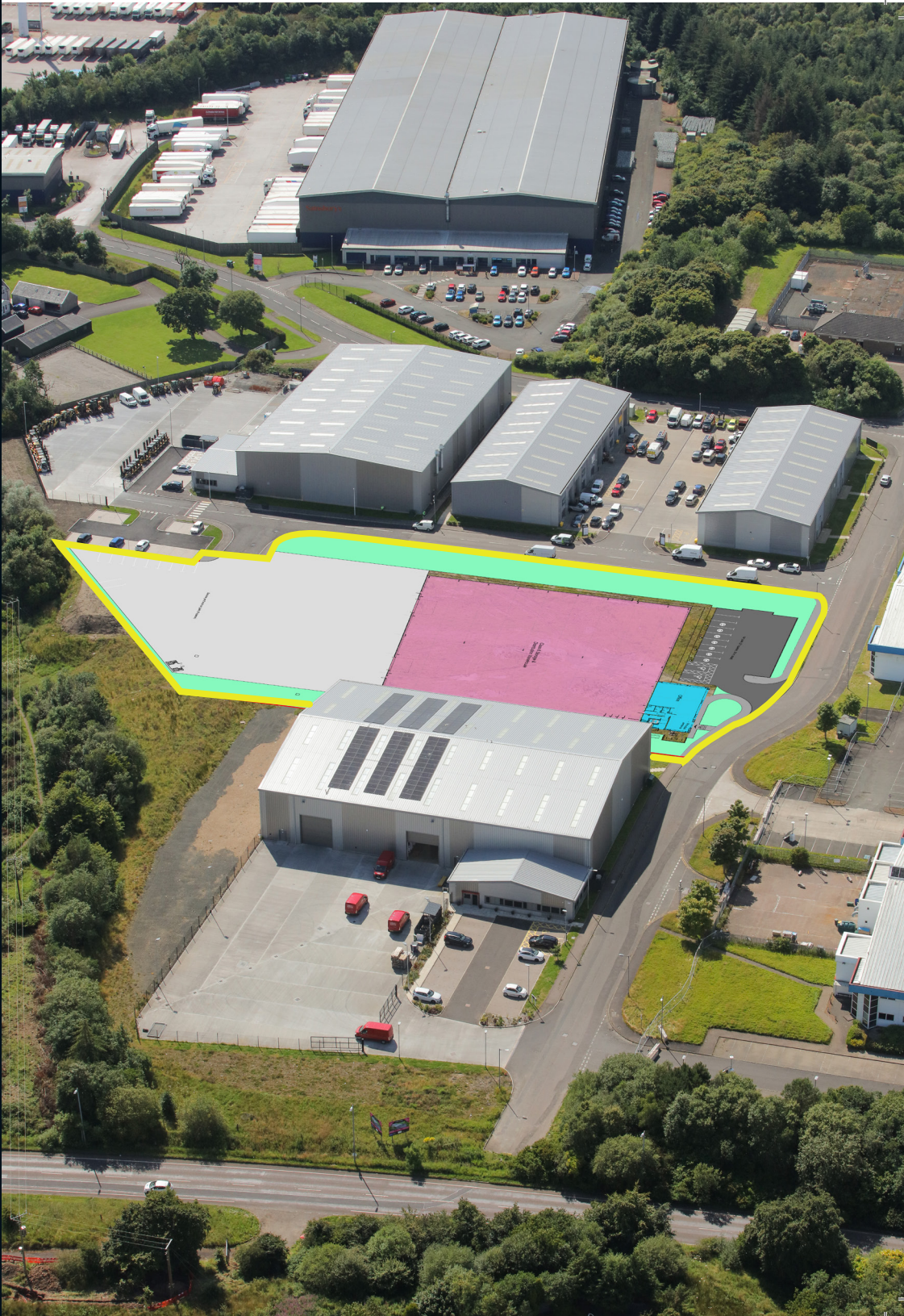
BREEAM
target 'Excellent'



Bicycle parking spaces



8 passenger lift



GREEN CREDENTIALS



EV chargers
for 8 vehicles
at 7Kw each



BREEAM
- target
Excellent



Heating and cooling
to the office via all
electric VRV air
conditioning



Target EPC
"A" Rating



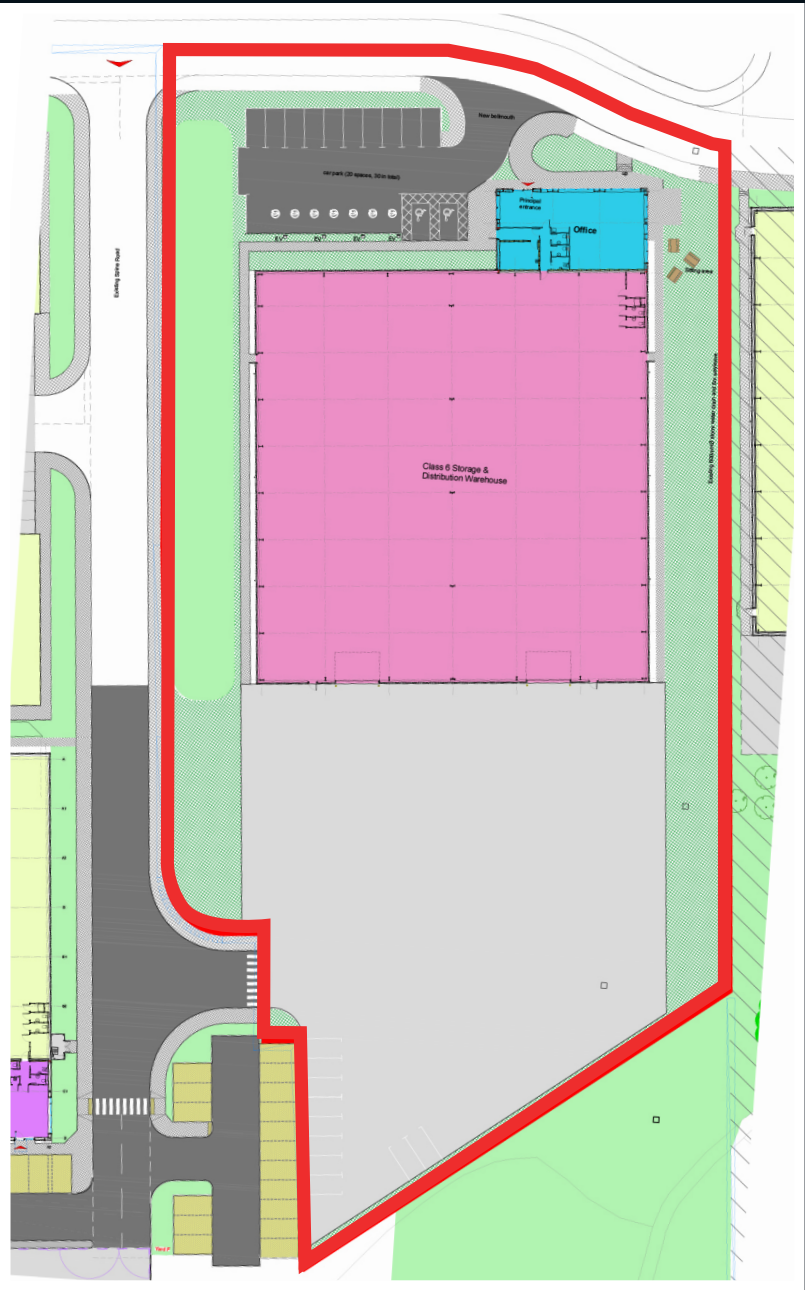
Roof mounted
solar panels



LED lighting
throughout
on movement
sensors



SITE PLAN

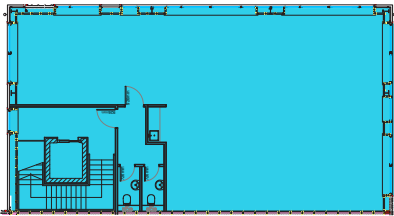


ACCOMMODATION

	SQ M	SQ FT
Warehouse	2,598	27,967
Office	370	3982
Total Unit GIA	2968	31,949
Concrete Yard	2,991 SQ M	0.74 Acres

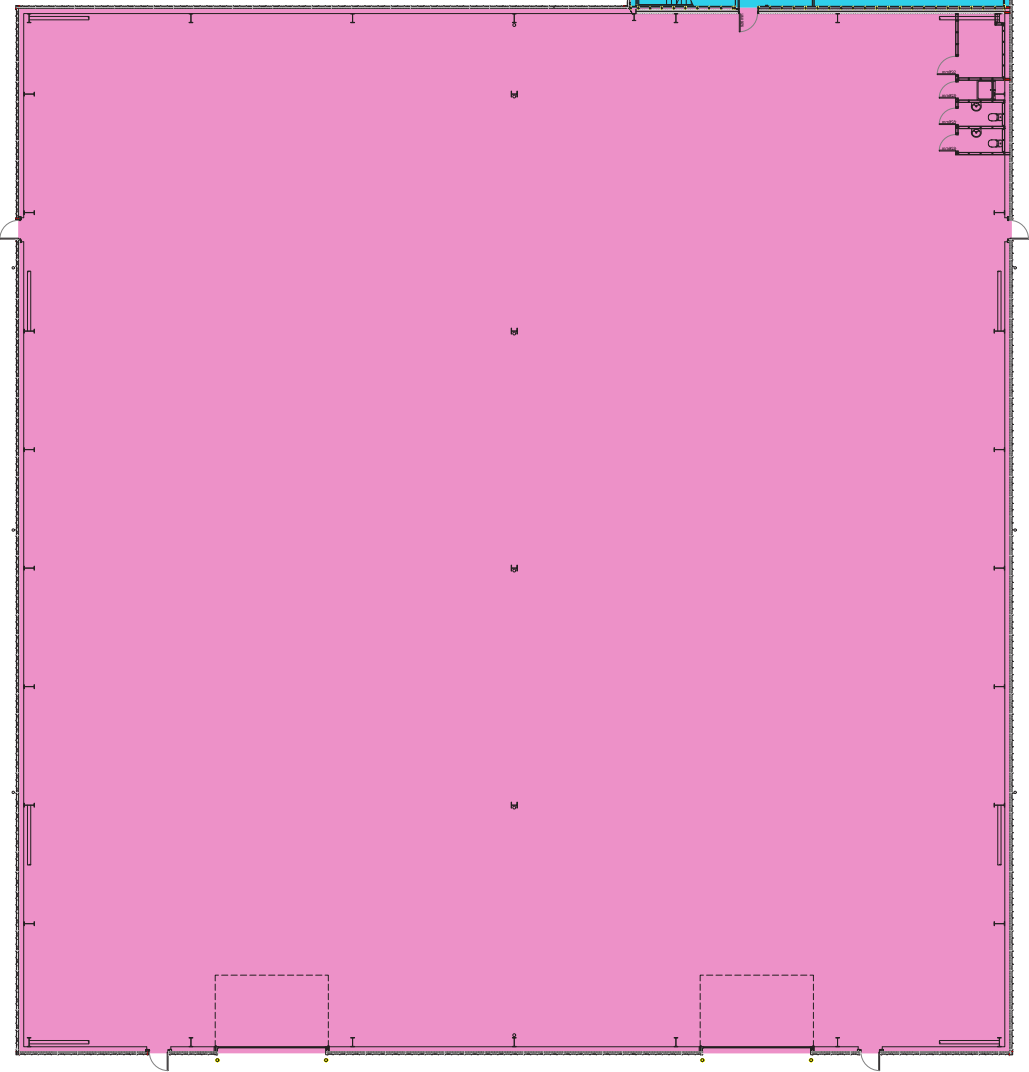
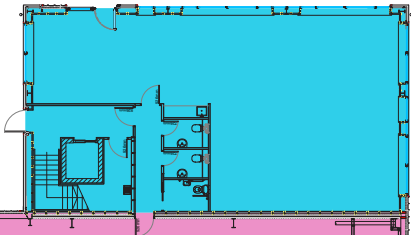


The fit-out/design can be tailored to suit individual occupier needs.



First Floor Office

Ground Floor





A development by:



KNIGHT PROPERTY GROUP

Established in the north east of Scotland in 1987, Knight Property Group is an award winning developer, renowned for the development and delivery of speculative and pre-let commercial properties across the logistics, office, industrial and trade counter sectors. Active throughout Aberdeen, the north east and central belt of Scotland, Knight Property Group has developed market leading sites including The Capitol, Union Street, Westpoint Business Park, Prospect Park, Kirkhill Commercial Park, Altens Trade Park and Belgrave Logistics Park, currently the largest ongoing speculative logistics development in Scotland.

The asset was built by way of a Design and Build style contract. Warranties will be available from the design team and main contractor.



WICKES DIY STORE, WESTHILL, ABERDEENSHIRE



BELGRAVE LOGISTICS PARK, BELLSHILL



LANGLANDS COMMERCIAL PARK PHASE 2, EAST KILBRIDE

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.*

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.

FURTHER INFORMATION

Further information and viewing arrangements are available by contacting the Joint Letting Agents:

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