

TO LET - INDUSTRIAL

LANGLANDS SQUARE

KELVIN SOUTH INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0YY



KEY HIGHLIGHTS

- 1,500 sq ft
- Benefit from modern specification
- Benefits from existing office space but can be adapted out to suit a prospective occupiers requirements
- Flexible terms and incentives available
- Modern mid-terraced industrial premises
- 5m eaves
- Secure concreted communal yard with generous staff / customer parking
- Eligible for 100% rates relief

SUMMARY

Available Size	1,500 sq ft
Rent	£16,500 per annum
Business Rates	Some occupiers may be eligible for 100% rates relief under the small business bonus scheme.
Service Charge	£0.50 per sq ft
Car Parking	Communal parking provided
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

DESCRIPTION

Mid-terraced modern light industrial premises.

Benefits from modern specification with elevations clad by modern insulated panels, as well as the roof which incorporates roof lights.

Customer / staff entrance to front with communal parking.

Secure shared concrete yard to the rear with vehicle access with fast EV charger.

Internally provides reception, two large partitioned offices together with rear store. Please note that the internal fit-out can be stripped / adapted to suit a prospective occupiers requirements. The accommodation is complete with tea-prep together with WCs.

LOCATION

Langlands Square is located within the Kelvin South Industrial Estate of East Kilbride approximately 3 miles south of the town centre and approximately 12 miles south of Glasgow city centre and benefits from the new dual carriageway and cycleway link from the A726.

Convenient access to the Southern Orbital Road (A726) is provided that connects with the M77 travelling west as well as the A725 a short distance to the north that connects with the M74 via the Raith Interchange together with the M8 & M80 beyond.

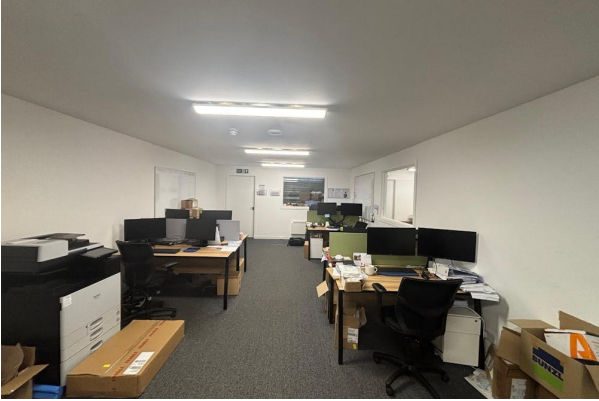
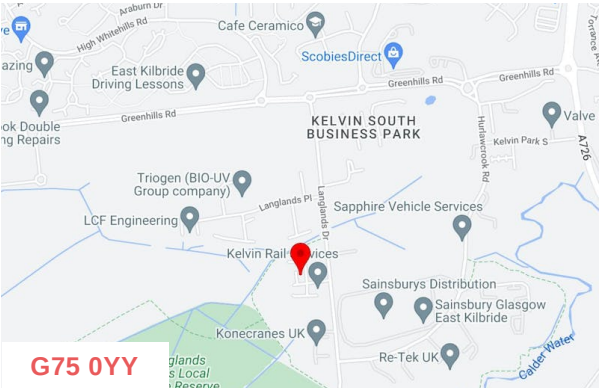
ACCOMMODATION

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Unit - 1D	1,500	139.35	Available
Total	1,500	139.35	

JOINT AGENT

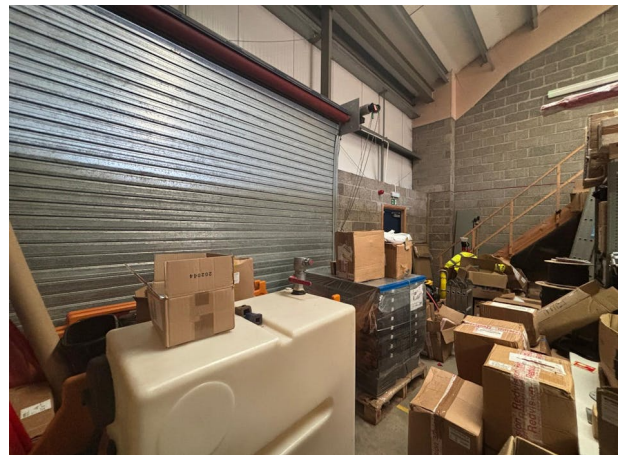
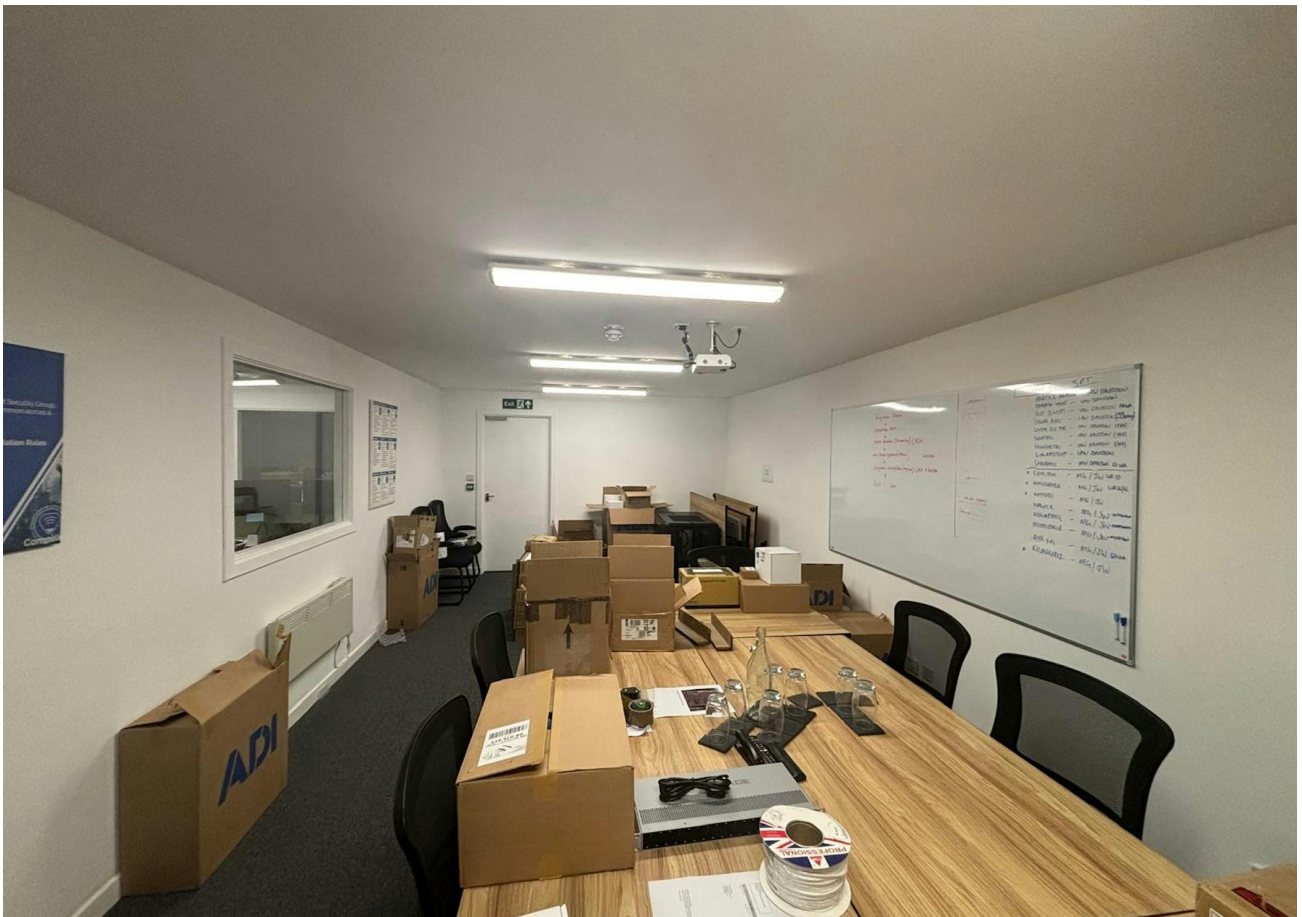
Calvin Molinari, Shepherd Commercial
c.molinari@shepherd.co.uk
07920 824 408



VIEWING & FURTHER INFORMATION

Gregor Brown
0141 212 0059 | 07717447897
gb@gmbrown.co.uk

Kerrie Currie
0141 212 0059 | 07778 431703
kc@gmbrown.co.uk



G·M·BROWN