



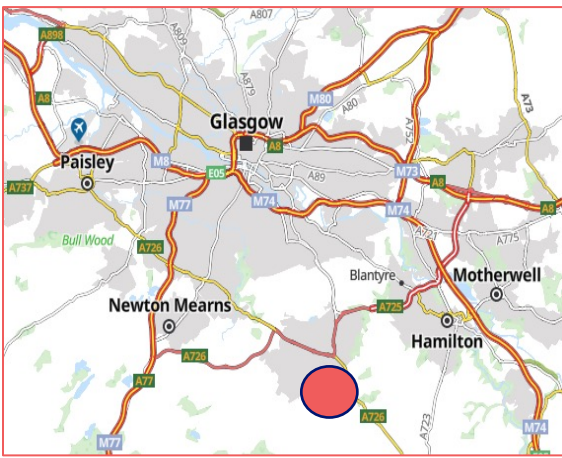
## YARD – TO LET / FOR SALE

2.5 ACRES

HURLAWCROOK ROAD  
LANGLANDS IND EST, EAST KILBRIDE, G75 0ZZ

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- Popular industrial location
- Capable of accommodating industrial unit of up to 30,000 SQ FT plus generous yard space
- Alternatively, can be let as fully serviced open-yard space with type 1 surfacing
- Nearby occupiers include Sainsbury's, Bovil & Boyd, Advanced Tool Manufacturing, Re-Tek UK, Kone Cranes, Phoenix Utilities and Envirocare



## LOCATION

The subjects are located within the popular Langlands 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 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.

Nearby occupiers include Sainsbury's, Bovil & Boyd, Advanced Tool Manufacturing, Re-Tek UK, Kone Cranes, Phoenix Utilities and Envirocare

## DESCRIPTION

Site capable of accommodating an industrial / warehouse unit of up to 30,000 sq ft with generous yard space. Detailed drawings and plans available on request.

Alternatively, our client is willing to let the subjects as an open-yard.

The site is fully serviced and benefits from type 1 surfacing.



## ACCOMMODATION

Total Site Area - 2.5 Acres

## BUSINESS RATES

To be re-assessed.

## FURTHER INFO & ASKING TERMS

Via the agents.

## VIEWING & FURTHER INFORMATION

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