

TO LET - INDUSTRIAL

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# UNIT 25-27 LANGLANDS BUSINESS PARK

Langlands Place, Kelvin South Business Park, Glasgow, G75 0YF



## Key Highlights

- 4,624 sq ft
- LED Lighting
- 1x Electric roller shutter doors
- Fully Refurbished August 2022
- Three phase electricity
- Large communal yards with ample parking

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## Location

East Kilbride is widely recognised as the most successful new town in Scotland, located approximately 12 miles south east of Glasgow. The A725 provides access to Junction 5 of the M74 motorway and M8 motorway thereafter.

Langlands Place is situated within the successful Kelvin South Business Park and is close to several large scale distribution facilities including Sainsbury's Regional Distribution Centre. Access from East Kilbride town centre is via the A726 approximately 2 miles south east, taking a right turn at Greenhills Road, then left at Langlands Drive.

## Description

Unit 25-27 Langlands Place consists of a detached industrial unit, constructed with a steel portal frame. Recently extensively refurbished, the unit offers excellent warehouse accommodation, including LED lighting and 1x electric roller shutter door. Features communal yard space and parking. Floor loading capacity of 20km/n.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Unit - 25-27	4,624	429.58	Available
<b>Total</b>	<b>4,624</b>	<b>429.58</b>	

## Energy Performance Certificate

EPC available on request.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Terms

Available on application.

## Viewings

Available via the agent.

## Business Rates

Rates payable: £12,201 per annum

*(based upon Rateable Value: £24,500)*

## Contact

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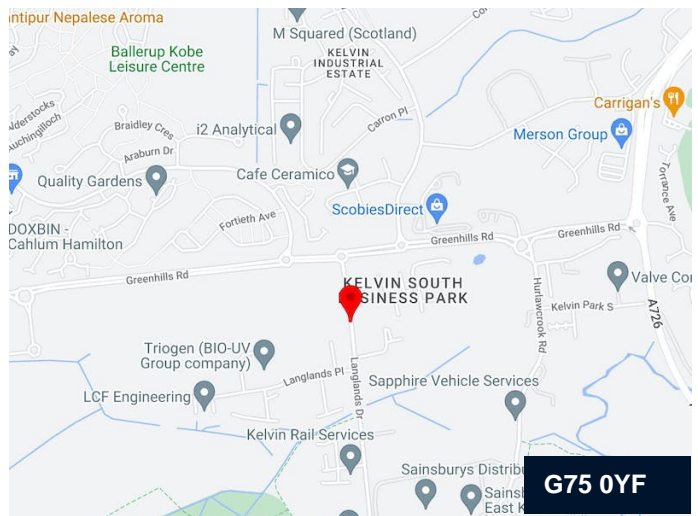
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