



For Lease

Unit 1A & 1B, Langlands Square,
East Kilbride G75 0YY

- Established industrial location
- Modern terraced industrial unit
- High specification office and workshop facilities
- Mezzanine office accommodation
- Secure yard
- Flexible Terms



Location

The property is situated on Langlands Square in an attractive greenbelt area, located 1 mile to the south of East Kilbride town centre and approximately 12 miles south of Glasgow city centre. The subjects are in close proximity to the recently completed Glasgow Southern Orbital road linking the M77 to East Kilbride and leading to the A725/M74 Raith interchange and the M8 motorway, thus providing access to Central Scotland. The unit itself forms part of a terrace of similar units with prominent frontage onto Langlands Square.

Description

The premises are an end-terraced, modern industrial unit of steel frame construction built to a very high standard. The ground floor, extending to 3,071 sq ft, providing workshop and office space. The mezzanine office extends to approximately 1,186 sq ft with open plan main office and separate managers offices. To the rear of the unit there is a generous secure yard space. The premises benefits from the following amenities:

- Electrically operated roller shutter vehicle access door (3 metre height).
- Extensive car parking provision.
- Opportunity for a generous secure yard area.
- 3 phase electrical and gas supply
- Gas central heating
- Eaves height - 5.58 metres
- Secure yard



Tenure

The properties are available to lease on Full Repairing and Insuring terms for a duration to be agreed by the parties. Further details available upon request.

Rent

Available on request

Rateable Value

£23,500- effective from 1st April 2017

Legal Costs

Each party will be responsible for their own legal costs, with any ingoing tenants responsible for any land and buildings transaction tax or registration fees.

VAT

All prices, premiums, rents etc. are quoted exclusive of VAT.

EPC

Available on request

For lease by Expressions of interest



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