

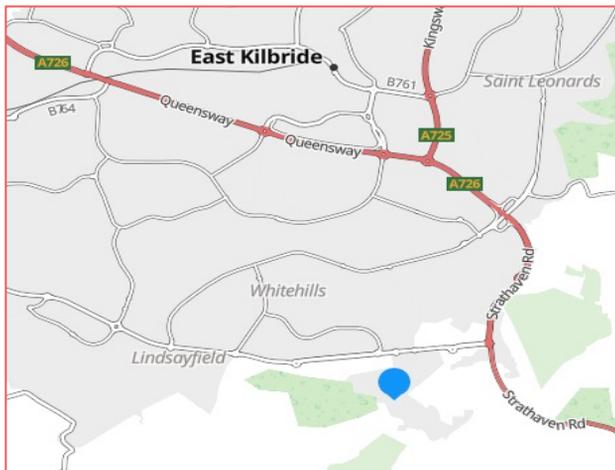


**TO LET**  
**MODERN INDUSTRIAL / WAREHOUSE PREMISES**  
**1,500 – 3,500 SQ FT**

**1C & 1D LANGLANDS SQUARE**  
**KELVIN SOUTH INDUSTRIAL ESTATE, EAST KILBRIDE,**  
**G75 0YY**

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- 2 x Modern industrial units available separate or together
- 1C – 2,000 SQ FT including 1<sup>st</sup> floor office
- 1D – 1,500 SQ FT
- Secure communal concrete yard to rear
- 6m eaves
- Eligible for 100% rates relief



## 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.

## DESCRIPTION

- 2 x modern industrial / workshop units
- Customer / staff entrance to front with communal parking
- Secure shared concrete yard to the rear with vehicle access
- Both units provide fully refurbished modern open plan warehouse accommodation with LED lighting units
- WC and kitchen tea-prep facilities provided
- 3 x phase power in each unit
- 1C benefits from 1<sup>st</sup> floor office

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## ACCOMMODATION

1C – 2,000 SQ FT (includes 1<sup>st</sup> floor office of 500 SQ FT)  
1D – 1,500 SQ FT  
Total – 3,500 SQ FT

## BUSINESS RATES

1C – £12,200  
1 D - £8,700

\*Some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request

## ASKING TERMS

1C                      £15,000 per annum  
1D                      £12,000 per annum

## VAT

Unless otherwise stated all quoting rents are quoted exclusive of VAT.

## VIEWING & FURTHER INFORMATION

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