

To Let

**Unit 18, Langlands Place, Langlands Place, Kelvin
South Business Park, East Kilbride, G75 0YF**

6,859 sq ft (637.22 sq m)

- 12 miles south east of Glasgow
- Steel portal frame design
- Large communal yards
- Dedicated car parking



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 the Sainsbury's Regional Distribution Centre. Kelvin South Business Park lies 3 miles to the south of East Kilbride Town Centre, with convenient access via the A726.

Specification

The estate comprises a mix of small, medium and large sized modern industrial units which are largely provided in terraced form offering a very pleasant external appearance set within a quality landscaped environment.

The units comprise a steel portal frame design with internal blockwork walls and external sheet panel cladding and glazing. The roofs are pitched with double skin cladding and foam insulation incorporating translucent panels. Flooring is constructed of level concrete laid in sections providing a loading capacity of 20 kn/M.

Terms

The accommodation is available by way of a new lease for a term to be agreed between the parties.

Key Features

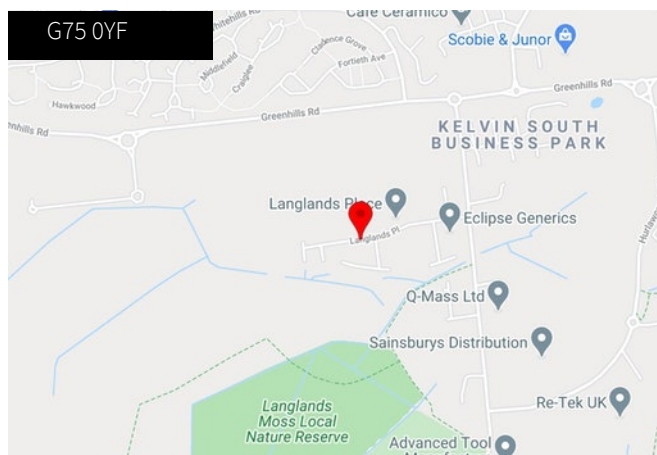
- Modern business/industrial units
- Business park environment
- Large communal yards
- Excellent communication links
- Dedicated car parking

EPC

This property has been graded as E (64).

Rent

£32,600 per annum From
exclusive of rates, service charge and VAT (if applicable).



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