

TO LET / FOR SALE - INDUSTRIAL

3 LANGLANDS COURT

KELVIN SOUTH INDUSTRIAL ESTATE, EAST KILBRIDE, G75 0YB



KEY HIGHLIGHTS

- 14,004 sq ft
- 6m eaves
- Provides main open-plan warehouse with access onto communal yard
- Convenient access to the Scottish Motorway Network
- Property has been fully refurbished to a high standard
- Available for immediate occupation
- Generous staff / customer parking
- Available to lease for £84,000 pa or offers over £775,000 to purchase

SUMMARY

Available Size	14,004 sq ft
Rent	£84,000 per annum
Price	Offers in excess of £775,000
Rates Payable	£22,160 per annum
Rateable Value	£40,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

DESCRIPTION

Modern standalone industrial premises of steel portal frame construction with insulated panel roof and elevations.

Internally provides open-plan warehouse area which has been freshly decorated together with new LED lights installed. An electric vehicle access door provides access to communal yard space. 6 m eaves.

Customer / staff entrance is provided to the front, off a generous car park, where refurbished ground floor offices are found providing a mixture of open-plan and partitioned accommodation that can be reconfigured to suit.

A double staircase provides access to the first floor which provides additional office / storage space.

Separate WC facilities and tea-preps are found off the warehouse and office space.

Mains supplies to gas, electricity (3 phase) and water are provided.

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 Court 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.

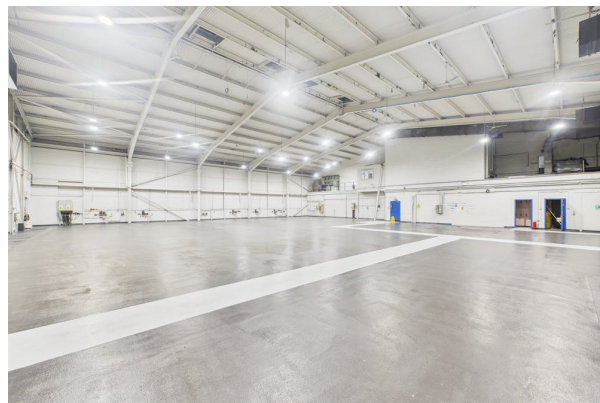
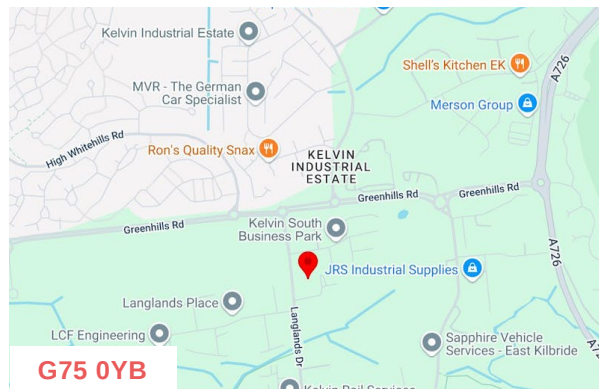
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	9,712	902.27	Under Offer
1st	4,292	398.74	Under Offer
Total	14,004	1,301.01	

JOINT AGENT

Shepherds
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VIEWING & FURTHER INFORMATION

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