

FIRST 12 MONTHS
RATES FREE

LANGLANDS

COMMERCIAL PARK



LANGLANDS COMMERCIAL PARK: PHASE 1
UNITS AVAILABLE AT 2,500 SQ.FT EACH
KELVIN SOUTH, EAST KILBRIDE, G75 0RH



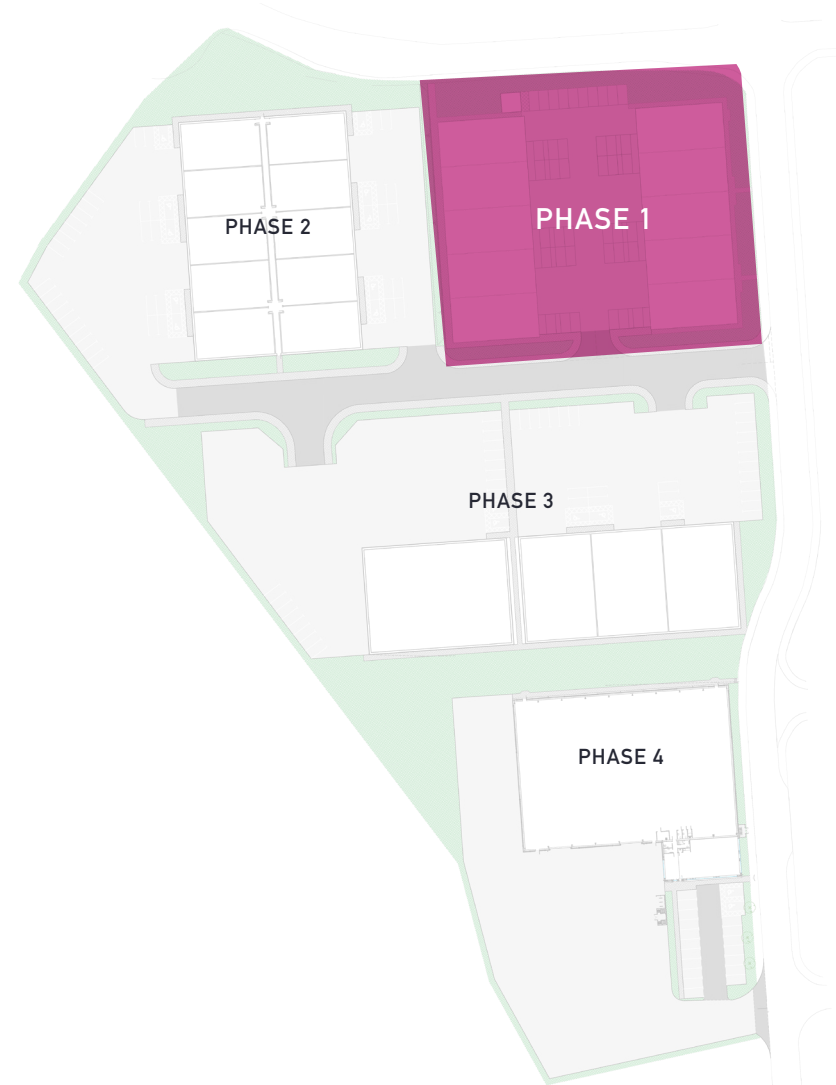
KNIGHT PROPERTY GROUP

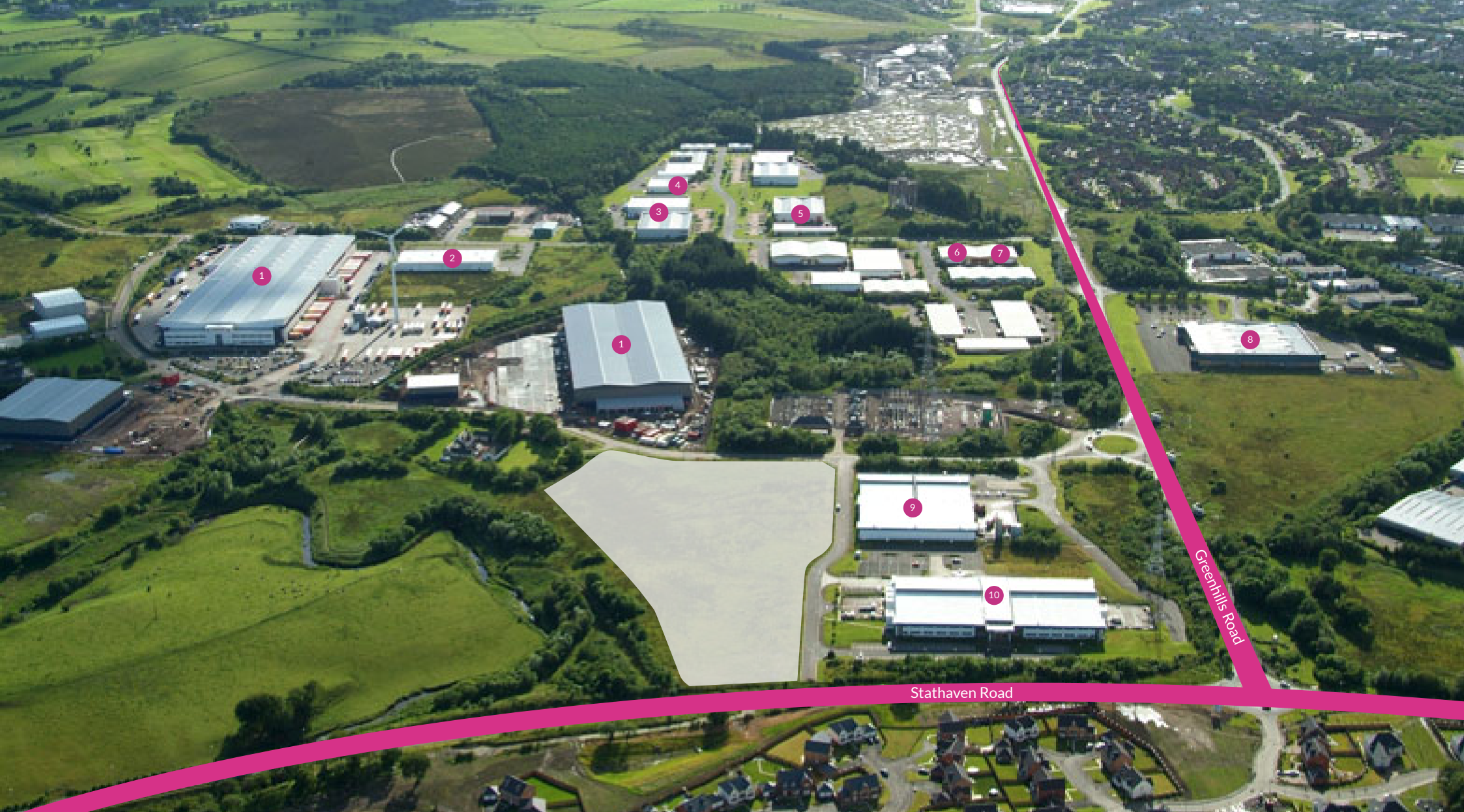
LANGLANDS COMMERCIAL PARK: PHASE 1

UNITS AVAILABLE AT 2,500 SQ.FT EACH

The development is located within the well established Kelvin South and Langlands industrial areas and adjacent to Sainsbury's 200,000sq.ft logistics facility.

The site is prominently situated with excellent frontage to both the A726 Strathaven Road linking to the town centre and Hurlawcrook Road, the main estate road through the park. Access is via Kelvin Park South Road. The main motorway network serving central Scotland and beyond is easily accessible with the Southern Orbital Road linking East Kilbride with the M77 and the A725 East Kilbride expressway linking into the M74/ M8 network. Both link roads are easily accessible from Langlands Point.





SURROUNDING OCCUPIERS

1

Sainsbury's

2



3



Bovill & Boyd

4



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6



7



8



9



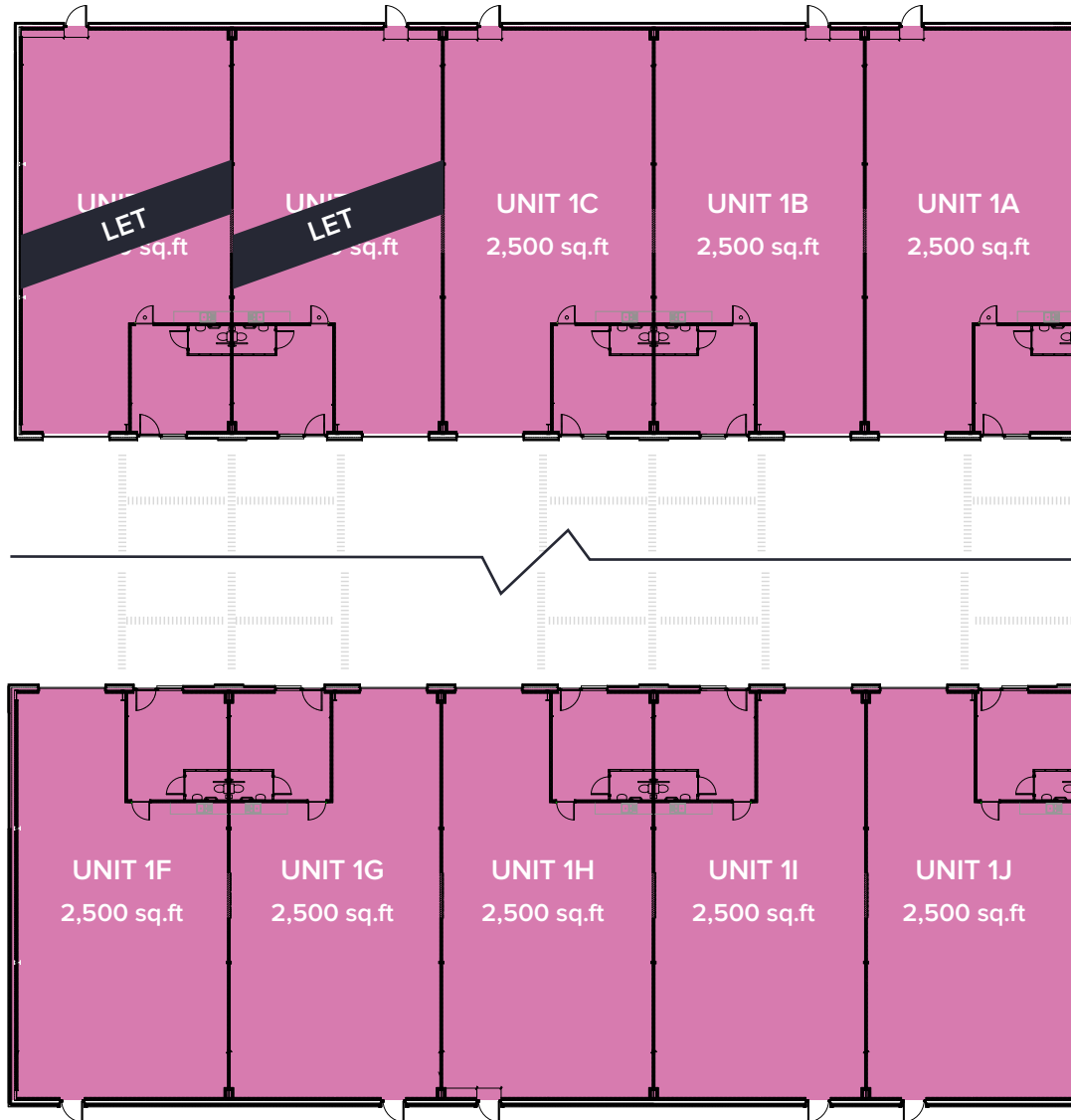
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PHASE 1 FLOOR PLANS



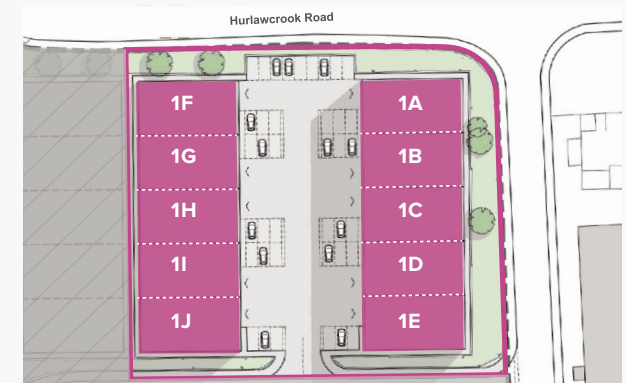
SPECIFICATION

Each 2,500 sq.ft industrial unit has:

- + 6.74m external eaves height
- + High performance insulated cladding
- + Electrically operated roller shutter doors
- + Single office and toilet provided
- + 10% roof lights

 4 SPACES PER UNIT (INCLUDING 1 DISABLED SPACE)

 4 ELECTRIC CHARGING POINTS





TRAVEL DISTANCES	
Glasgow	19 miles
Edinburgh	40 miles
Stirling	35 miles
Aberdeen	154 miles
Manchester	210 miles

LANGLANDS
COMMERCIAL PARK

KILMARNOCK
& PRESTWICK

CARLISLE AND
THE SOUTH



LEASE TERMS

The accommodation is available to let on full repairing and insuring terms. Further information is available on request.

LEGAL COSTS

The ingoing tenant will be responsible for their legal expenses, together with LBTT and Registration Dues.

RENTAL

Information on quoting rental is available on application.

VAT

All figures quoted are exclusive of VAT.

RATEABLE VALUE

The property will require to be assessed on occupation and offers a rate free first year.

CONTACT

To discuss how Knight Property Group can accommodate you at Langlands Commercial Park please contact our letting agent:



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