



TO LET

PLANNING APPLICATION SUBMITTED

LANGLANDS

COMMERCIAL PARK

PHASE 4

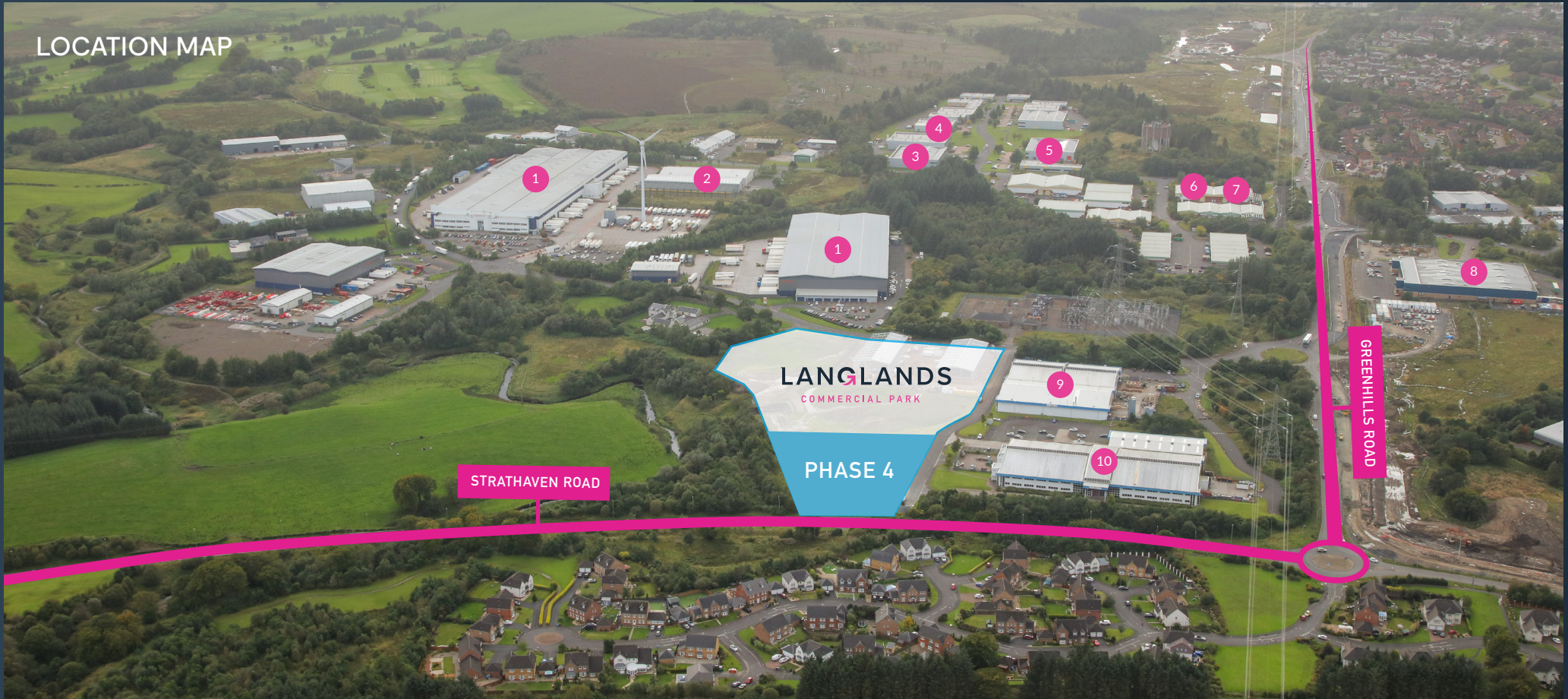
INDUSTRIAL UNIT 23,980 SQ FT

OFFICE 1,980 SQ FT / WAREHOUSE 22,000 SQ FT



KNIGHT PROPERTY GROUP

LOCATION MAP

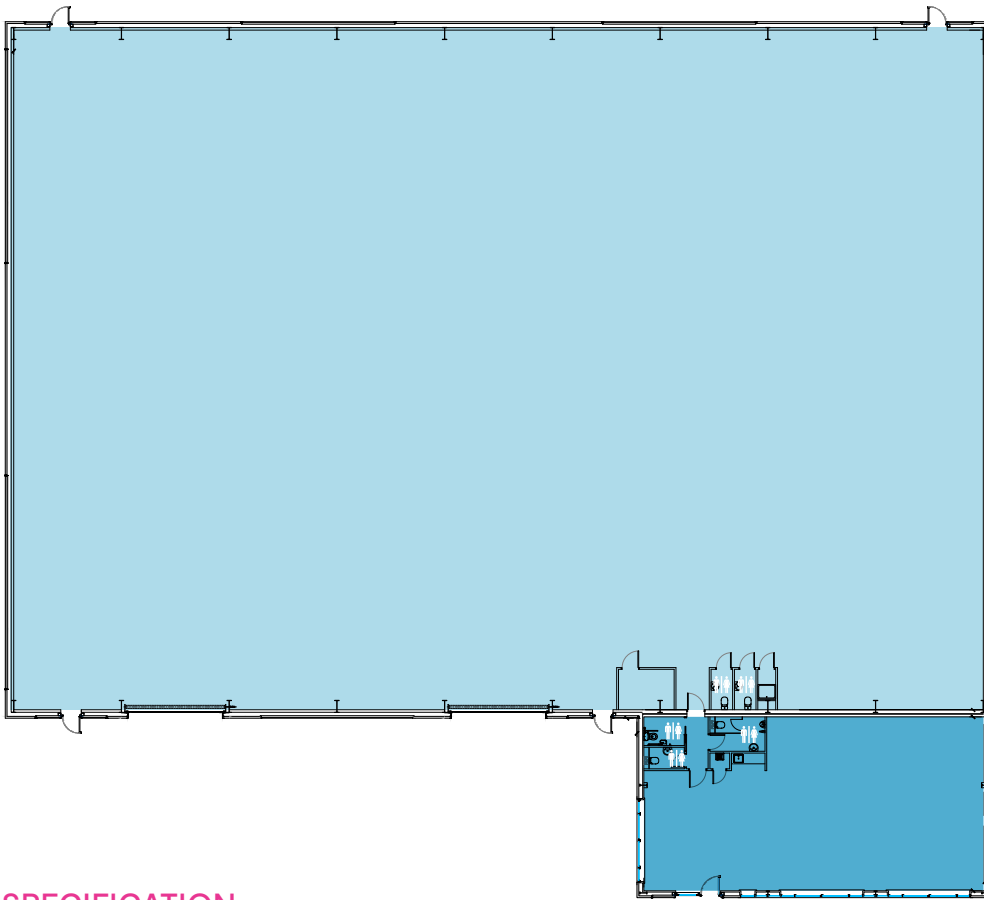


SURROUNDING OCCUPIERS

- | | | | | | | | |
|---|---|----|---|---|---|---|---|
| 1 | Sainsbury's | 2 |  | 3 |  | 4 | nabco scotland |
| 5 |  | 6 | e ELLSWORTH ADHESIVES - EUROPE | 7 | THE GLENCAIRN GLASS | 8 |  |
| 9 | IODS pipe clad | 10 |  | | | | |



FLOOR PLAN



SPECIFICATION

- + 2 x Roller shutter doors
- + Eaves height internally 10m
- + High performance cladding
- + EPC rating target 'B'
- + Self contained plot
- + 20 car parking spaces inc 1 x disabled space
- + Concrete yard extending to 35,585 sq ft

SITE PLAN



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SIMILAR SPECIFIED UNITS



POWERJACKS – KINGSHILL COMMERCIAL PARK



TESLA



THE CRESCENT



KINGSHILL COMMERCIAL PARK

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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