



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

TO LET - 2 X MODERN LIGHT INDUSTRIAL / WAREHOUSE UNITS

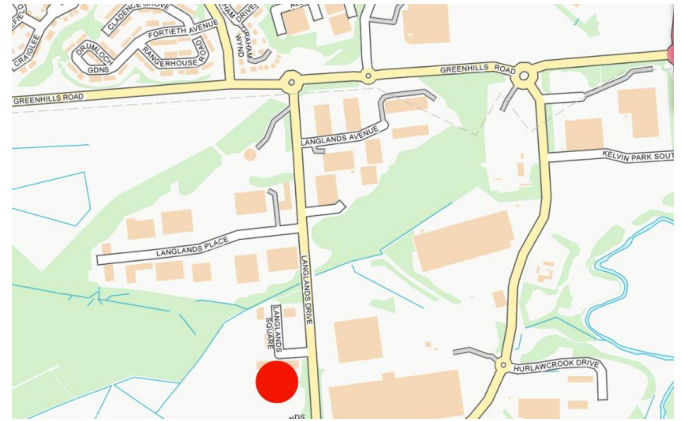
1,500 – 3,423 SQ FT

- internally provides well-presented modern accommodation
- 1C provides benefits from attractive first floor level
- available separately or capable of being combined
- parking provided to the front & secure rear service yard to rear
- eaves height 5.5M
- eligible for 100% rates relief

© Crown Copyright 2021. Licence no 100020449. Not to scale.



© Crown Copyright 2021. Licence no 100020449. Not to scale.



## Location

Langlands Square is located within the Kelvin South Industrial Estate of East Kilbride just 1 mile south of the town centre and approximately 12 miles south of Glasgow city centre.

The subjects benefit from convenient access to the Southern Orbital road that connects with the M77 travelling west as well as the A725 a short distance to the north that connects with M74 via the Raith Interchange together with the M8 and M80 beyond.

## Description

- 2 x modern light industrial / warehouse units of steel portal frame construction
- Units can be let separately or combined to satisfy larger requirements
- Benefits from modern insulated panel roofs with translucent light panels allowing for excellent levels of natural daylight
- Office / personnel entrance to the front with loading access to the rear via secure shared yard
- Internally both units provide well-presented open plan warehouse accommodation complete with WC's and kitchen tea preps
- Unit 1C benefits from well-presented 1<sup>st</sup> floor office space
- Eaves height; 5.5M

## Schedule of accommodation

	sq m	sq ft
<b>1C Langlads Square</b>		
Warehouse	139.35	1,500
1 <sup>st</sup> Floor Office	39.30	423
<b>1D Langlands Square</b>		
Warehouse	139.35	1,500
<b>Total</b>	<b>318</b>	<b>3,423</b>

## Business Rates

1C Langlands Square	£12,200
1D Langlands Square	£8,700

Subject to fulfilling the set criteria some occupiers may be eligible for 100% rates relief under the Small Business Bonus Scheme.

## EPC

Available on request.

## Terms

The subjects are available on FRI terms, quoting rents;

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

## Viewing & Further Information

By appointment through the sole agents, Gerald Eve LLP.

**Gregor M Brown**  
Tel. +44 (0)141 227 2375  
[gbrown@geraldev.com](mailto:gbrown@geraldev.com)

**Sadik Chowdhury**  
Tel. +44 (0)141 227 2379  
[schowdhury@geraldev.com](mailto:schowdhury@geraldev.com)



### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Gerald Eve LLP, for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued APRIL 2021  
Gerald Eve LLP is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered office at 72 Welbeck Street, London, W1G 0AY.