

# LANGLANDS SQUARE EAST KILBRIDE



GERALDEVE

**TO LET**  
**INDUSTRIAL UNIT**  
140 sq m (1,507 sq ft)



## **1D Langlands Square Kelvin South Industrial Estate EAST KILBRIDE G75 0YY**

Modern end-terraced industrial unit available for immediate occupation;

- **clear internal eaves height of 5.58 m**
- **insulated panel roof with translucent light panels allowing for excellent levels of natural daylight**
- **secure rear yard**
- **eligible for 100% rates relief**
- **no VAT on the rent**





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### 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

Langlands Square comprises two modern industrial terraces of steel portal frame construction with blockwork to dado height and modern cladding panels above. The roofs are pitched and clad with insulated panels incorporating translucent light panels allowing for excellent levels of natural daylight.

The available unit is end terraced and benefits from;

- Electrically operated vehicle access roller shutter
- Fluorescent strip lighting
- Male/female and ambulant WC's
- Kitchen tea-prep
- Secure rear yard

### Accommodation

We have measured the subjects in accordance with the RICS Code of Measuring Practice (Sixth Edition) and calculate a gross internal floor area of;

140 sq m (1,507 sq ft)

The clear internal eaves height is 5.58 metres.

### Asking Terms

Rental offers of £10,000 are invited for the benefit of a new FRI lease on terms to be agreed.

### EPC

Available on request.

**VAT** – No VAT is payable on the rent.

### Rateable Value

We understand the property is entered in the current Valuation Roll with a Rateable Value of £8,700.

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

### Viewing & Further Information

Via the sole agents Gerald Eve LLP

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