

**FOR SALE // MAY LET**

**STANDALONE INDUSTRIAL WAREHOUSE UNIT & YARD**

**3,095.75 sq m (33,323 sq ft) on 2.22 ha (5.48 acres)**



**1A // LANGLANDS DRIVE //**

**Kelvin South Business Park // East Kilbride // G75 0YH**

**SUITABLE FOR VARIOUS USES SUCH AS  
MANUFACTURING // PRODUCTION // BUILDERS MERCHANTS // STORAGE AND DISTRIBUTION**



# 1A // Langlands Drive // Kelvin South Business Park // East Kilbride // G75 0YH



## // LOCATION

The property is located within Langlands Drive in the Kelvin South Business Park area of East Kilbride. East Kilbride lies approximately 12 miles to the south east of Glasgow City Centre and is one of Scotland's 5 New Towns. East Kilbride has developed into a principal industrial and commercial location due to its road links via the A725 and in turn the M74 motorway, 10 minutes' drive away (Junction 5). The town also benefits from excellent motorway links to Ayrshire by means of the Glasgow Southern Orbital Road, linking East Kilbride with the M77 motorway. Kelvin South Business Park consists of high quality industrial and office buildings with nearby occupiers including; Sainsbury's (Scottish Distribution Centre), Marwood Plant Hire, Bovill & Boyd Engineering and PHS Records Management.

## // DESCRIPTION

The property comprises a modern detached industrial warehouse of steel portal frame construction with 2 storey offices, associated yard, parking and expansion land. The salient features are as follows:

### WAREHOUSE

- Polished concrete floor
- Profile metal cladding to elevations & roof
- 7.2m eaves height, 9.6m at apex
- Sodium lighting
- 4 x gas fired warm air blowers
- 1 x electrically operated ground level vehicle door (W: 4.0m, H: 5.0m)
- 5t Kone overhead crane
- Male, Female & disabled WCs, canteen/mess room

### OFFICES

- 2 storey, comprising; reception, mixture of open plan & cellular meeting rooms, WCs, tea prep area
- Carpet tiled floor coverings
- Suspended ceiling tiles with Cat 2 lighting inset
- Heating (& air con at GF)
- Double glazed aluminium framed windows

To the front of the building there are a generous number of car parking spaces with a small concrete yard to the side. There is also an area of undeveloped expansion land at the side and rear of the building.

## // ACCOMMODATION

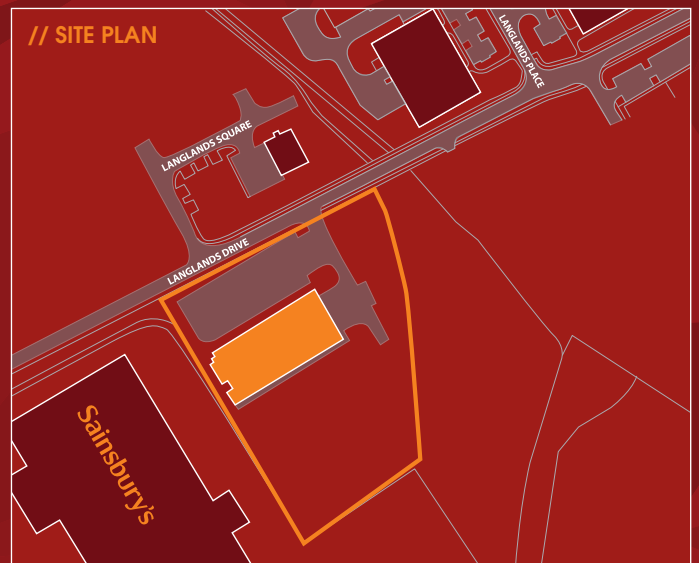
We can confirm that the subjects extend to the following approximate gross internal floor areas:

Warehouse	2,655.23 sq m	28,581 sq ft
Ground Floor Offices	220.26 sq m	2,371 sq ft
First Floor Offices	220.26 sq m	2,371 sq ft
<b>Total</b>	<b>3,095.75 sq m</b>	<b>33,323 sq ft</b>

The total site extends to approximately 2.22 hectares (5.48 acres).



## // SITE PLAN



## // TERMS

The property is available for sale. Alternatively, our clients may consider leasing on Full Repairing and Insuring terms.

// RATEABLE VALUE  
NAV/RV - £147,000.

## // FURTHER INFORMATION

For further information or to arrange a viewing please contact:



**0141 226 1000**  
www.colliers.com/uk/industrial

**IAIN DAVIDSON**  
0141 226 1056  
ian.davidson@colliers.com