

# Kelvin Park South East Kilbride

Under refurbishment Q3 2025

Warehouse

70,495 sq ft

Two storey office accommodation



Under refurbishment



2 x dedicated car parks



6.11 m rising to 10.44 m



2 x secure yards



4 x vehicular access doors



# Kelvin Park South

East Kilbride G75 0RH



## Description

The subject is of steel portal frame construction and consists of a relatively modern, detached industrial warehouse / production building with integrated office accommodation with private secure external yards and separate car parking areas. The roof is dual pitched with powder coated profile steel cladding and has a gas fired warm air heating system.

## Location

The property is situated within Langlands Industrial Estate which adjoins Kelvin Industrial Estate and lies approximately 1 mile south of East Kilbride Town Centre. Langlands and Kelvin Industrial Estates are East Kilbride's premier industrial locations.

5 Kelvin Park South is located just off the A726 at the Torrance Roundabout via Greenhills Road. Neighbouring occupiers include Sainsbury's Regional Distribution Centre, Corney & Barrow, Scobie & Junor, Merson Signs, Q-Mass and South Lanarkshire College.

East Kilbride is strategically placed and well connected by an excellent road network. The town is located approximately 10 miles south east of Glasgow city centre, 5 miles west of Hamilton and 45 miles west of Edinburgh.

East Kilbride is served by 2 railway stations and has 3 main international airports within one hour's drive.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring lease

## Viewing / Further Information

Rent on application

**Mileway**

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## VAT

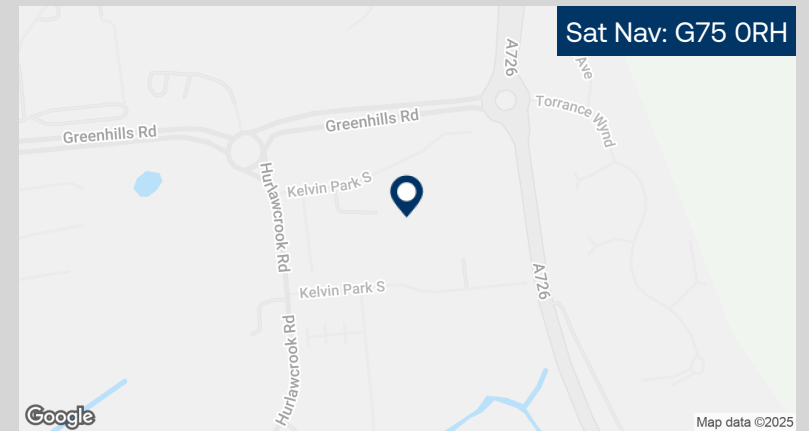
VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 5, Kelvin Park South	Warehouse	70,495	Immediately	POA
Total		70,495		

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