

East Kilbride

Unit 5, Kelvin Park South, G75 0RH

Modern warehouse / production building
To let | 70,495 sq ft (6,549 sq m)

Recently refurbished



Modern warehouse / production building

70,495 sq ft (6,549 sq m)



Two storey office accommodation



Recently refurbished



2 x dedicated car parks



7.2 m rising to 11 m



2 x secure yards



4 x vehicular access doors

The property is of steel portal frame construction and consists of a 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.

Site plan & accommodation



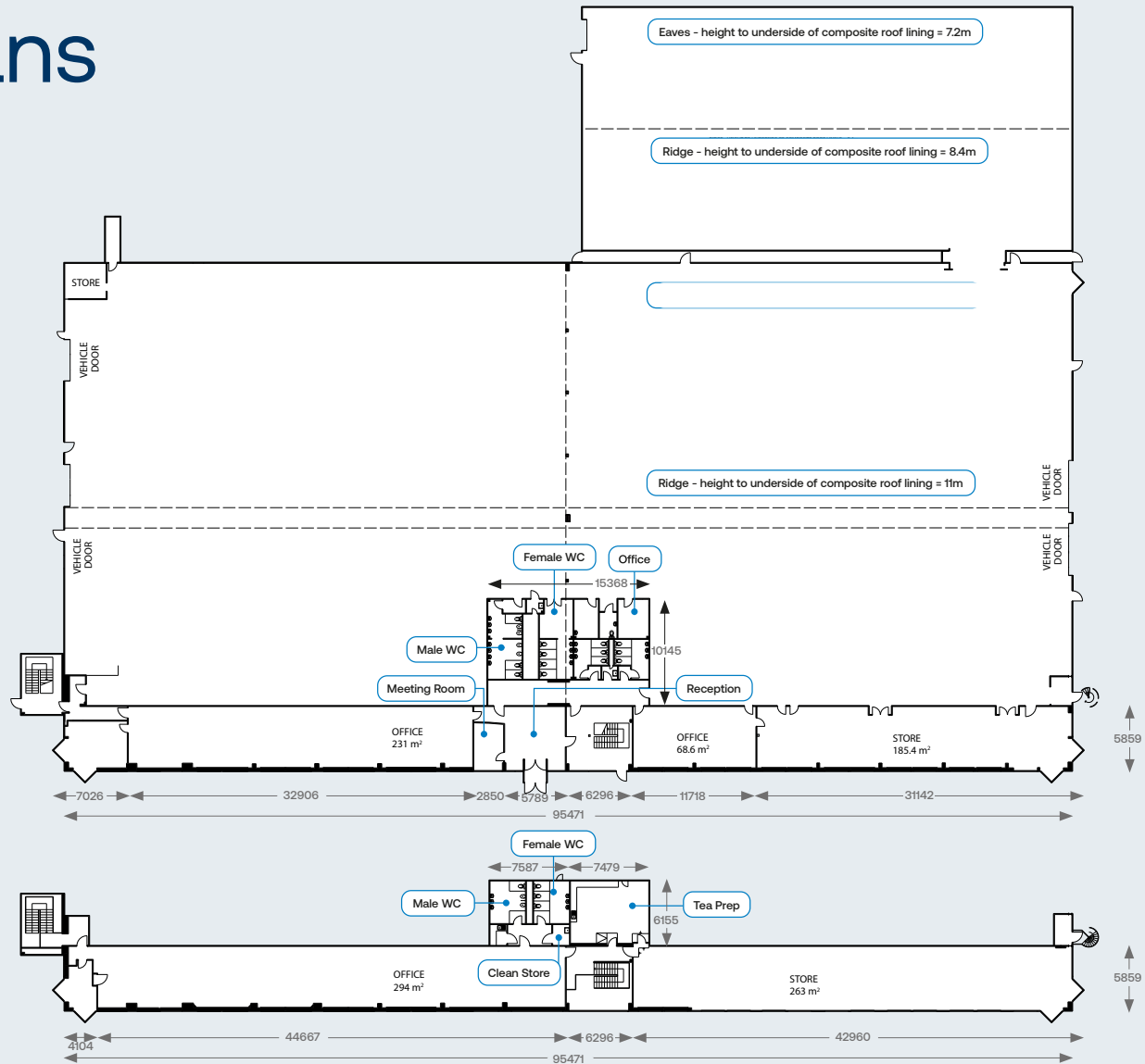
	Area (sq ft GIA)	Area (sq m GIA)
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Warehouse	54,605	5,073
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Ground and First Floor Offices	15,890	1,476
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Total	70,495	6,549
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Floor plans



Not to Scale

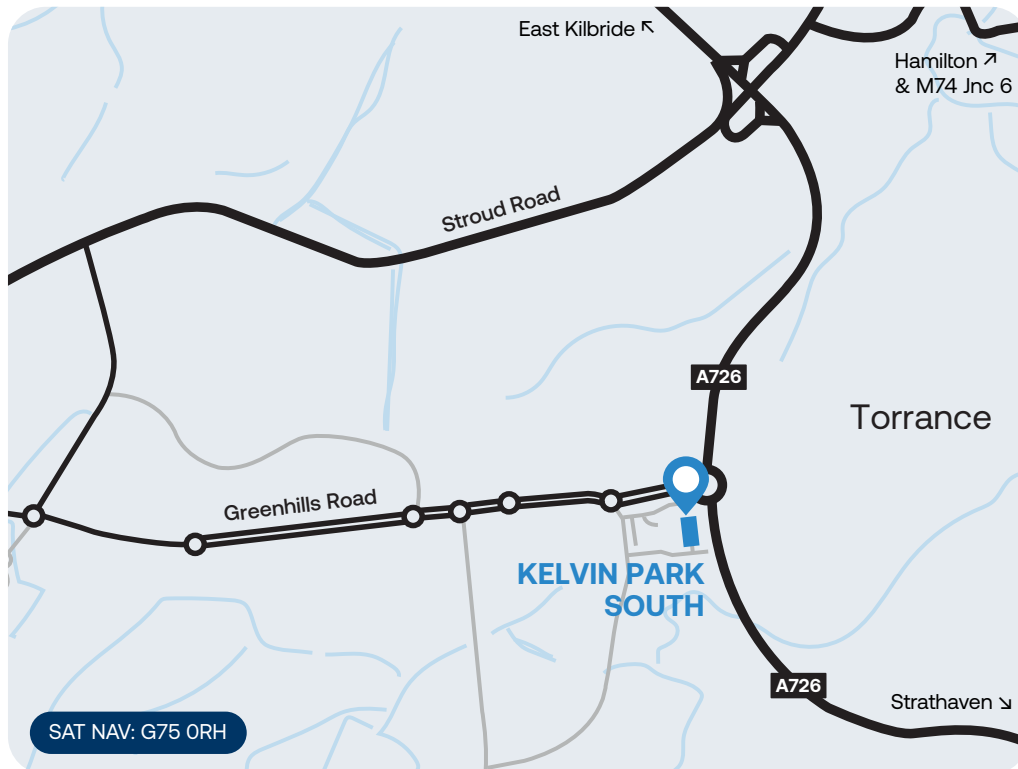




Location

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.



By Road

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.



By Rail

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

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[Book a viewing](#)

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Further information:

Terms

The Property is available on a new Full Repairing and Insuring lease.

Rent

On application.

EPC

Rated A.

VAT

VAT will be payable where applicable.

Legal Costs

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the successful party will be required to provide two forms of identification and confirmation of the source of funding.

Rates

The property is entered in the current Valuation Roll with a Rateable Value of £195,000.

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