

# TO LET

## Modern Light Industrial Premises

GIA:- 140 SQM (1,507 SQFT)

Fully-Fitted Office and Distribution Premises

Secure Communal Yard To the Rear

Suitable For A Variety Of Uses  
(Subject To Planning)

Benefits From Full-Height Secure Roller Shutter Access

Excellent Transport Links

Rent: OIEO: £16,500 per annum



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## 3B LANGLANDS SQUARE, EAST KILBRIDE, G75 0YY

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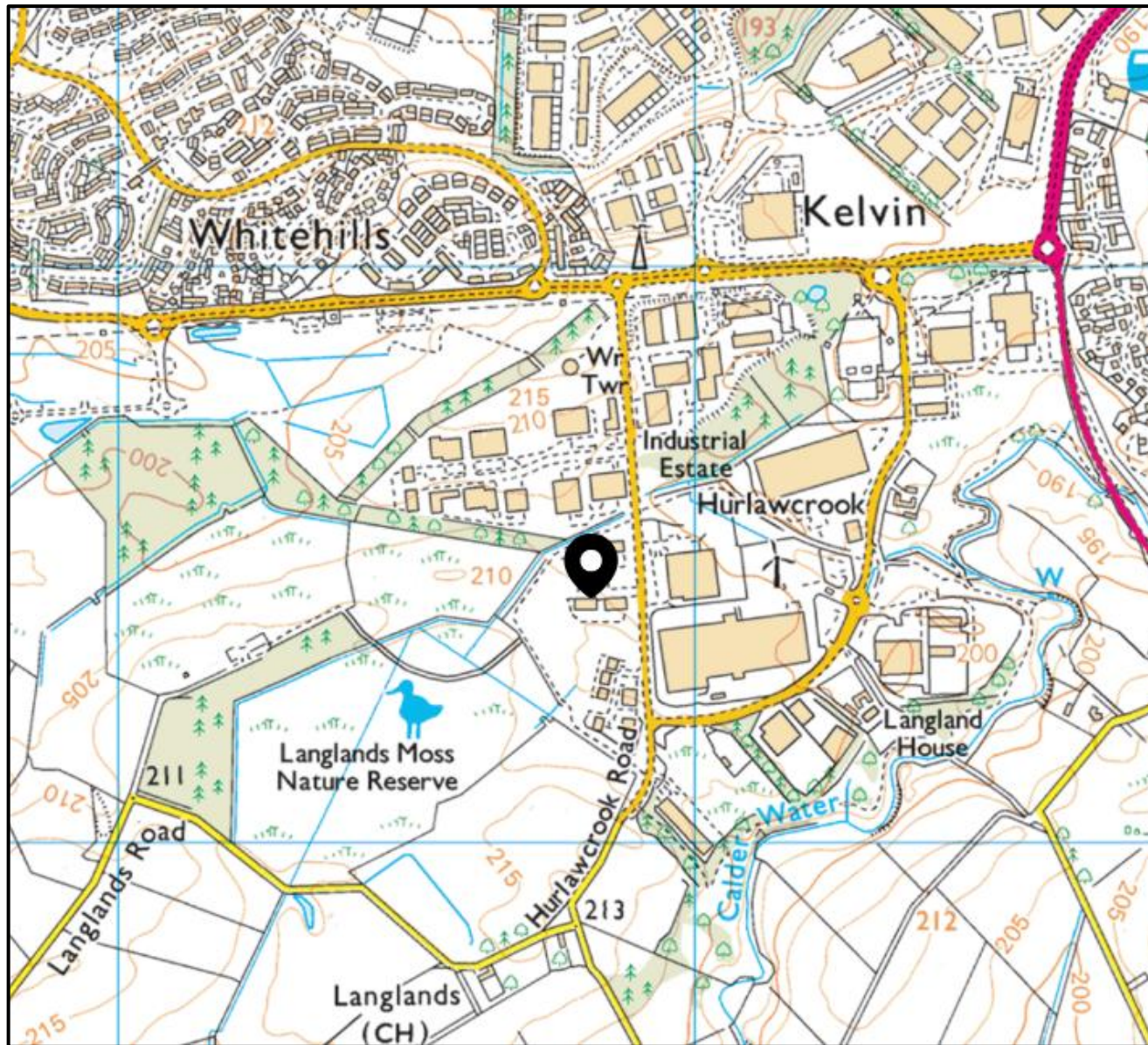


G·M·BROWN



## Location

3B LANGLANDS SQUARE, EAST KILBRIDE, G75 0YY



The subjects are situated within Kelvin Industrial Estate in East Kilbride. The area is a popular industrial, distribution and manufacturing area which is situated approximately 11 miles south of Glasgow City Centre.

Kelvin Industrial Estate benefits from strong transport links with Greenhills Road nearby, offering connectivity to Glasgow City Centre and Scotland's wider motorway Network, including the M74 and The South. East Kilbride train station is located approximately 3 miles from the subject property and offers frequent services into Glasgow Central Station.

More specifically, the subjects occupy a prominent position within Kelvin Industrial Estate which acts as one of the main industrial locations in East Kilbride. The surrounding area benefits from operators such as Sainsbury's Glasgow Distribution Centre, Kelvin Rail Services and Q-Mass Ltd.

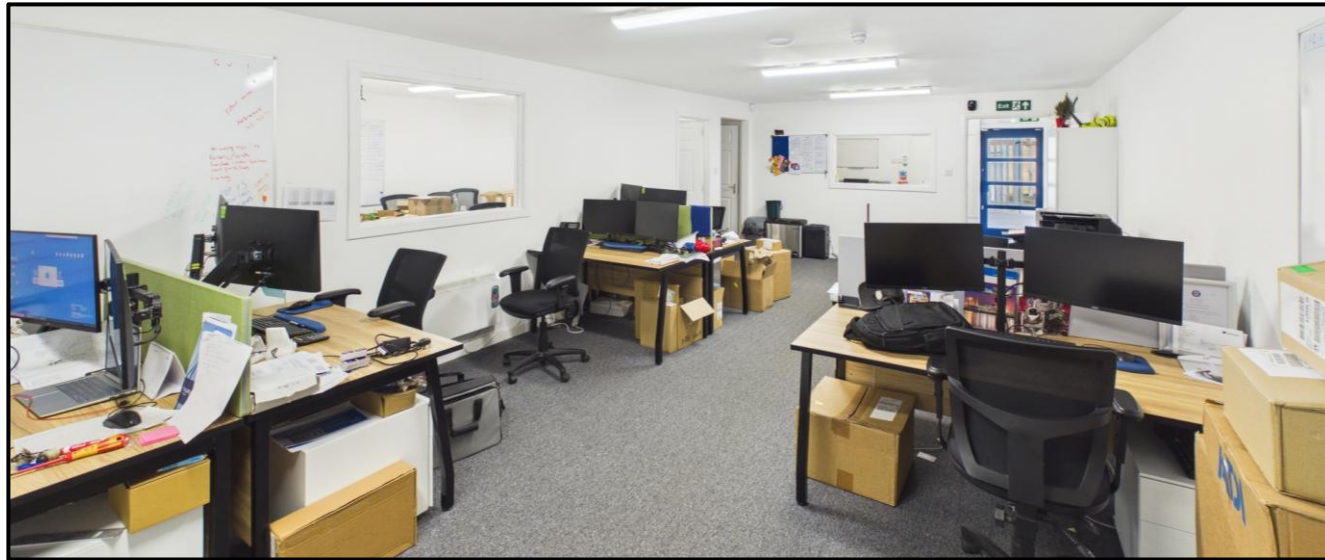


[CLICK HERE FOR LOCATION](#)



# Description

3B LANGLANDS SQUARE, EAST KILBRIDE, G75 0YY



The subjects comprise of a mid terraced industrial premises within a larger business complex. The property benefits from dedicated pedestrian access via Langlands Square, as well as secure roller shutter access to the rear.

Internally, the subjects offer a reception area upon entry, with kitchen/prep area to the right. Two large office/meeting spaces occupy the main body of the ground floor, with W/C facilities also available on this level. A workshop area is available to the rear, which benefits from a 3.2m electric roller shutter and 5.86m eaves.

The property benefits from a high-quality fit-out throughout with carpet floor coverings, plastered walls and plastered ceilings fitted with LED light strips servicing the main body of the unit.



## ACCOMMODATION

	SQM	SQFT
Ground Floor	140	1,507
<b>TOTAL</b>	<b>140</b>	<b>1,507</b>

The above floor areas have been provided on a Gross Internal Floor Area basis, in accordance with the RICS Code of Measuring Practice (6th Edition).



## RENT

Our client is seeking offers in excess of £16,500 per annum on the basis of fully repairing and insuring lease terms.

## PLANNING

We understand that the property has the relevant consents for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any incoming tenant to satisfy themselves in this respect.

## VAT

Unless otherwise stated, all figures quoted are exclusive of VAT.

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £9,100. The rate poundage for 2026/27 is 48.1p to the pound. The subjects may be eligible for 100% rates relief under the Scottish Government's Small Business Bonus Scheme.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the energy performance certificate can be provided to interested parties.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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