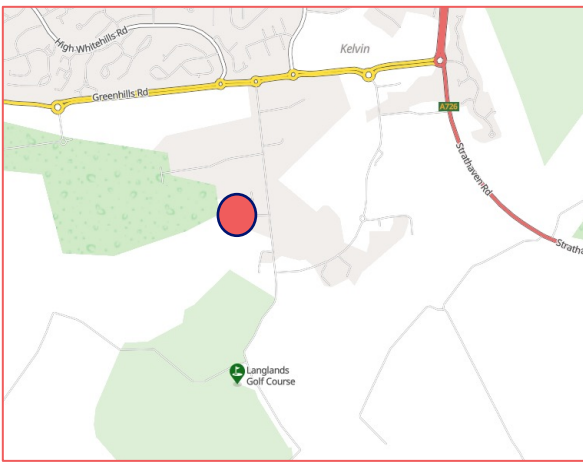


TO LET MODERN GROUND FLOOR OFFICES

1,200 – 5,000 SQ FT

PHOENIX HOUSE, 1 LANGLANDS GATE
KELVIN SOUTH IND EST, EAST KILBRIDE, G75 0ZY

- Modern office accommodation
- Can be split to suit
- Generous on-site parking
- Electric vehicle charge points
- Modern specification
- Attractive existing fit-out
- Neighbouring occupiers include Kone Kranes, Mutliquip, Envirocare & Northern Services



LOCATION

Langlands Gate is located within the Langlands Business Park of East Kilbride approximately three miles south of the town centre and approximately 12 miles south of Glasgow city centre and benefits from the new dual carriageway and cycleway link from the A726.

The business park benefits from convenient access to the Southern Orbital that connects with the M77 travelling west as well as the A725 a short distance to the north that connects with the M74 via the Raith Interchange together with M8 & M80 beyond.

Neighbouring occupiers include Kone Kranes, Mutliquip, Envirocare & Northern Services.

DESCRIPTION

- Modern ground floor office accommodation
- Set within secure campus setting with gate access
- Generous car park parking including electric EV charging points
- Secure door entry system
- Attractive common areas
- Bright open-plan office accommodation with attractive board room
- Benefits from raised access floors, suspended ceiling with LED lights, gas central heating, air conditioning, double glazing



ACCOMMODATION

The subjects are available from 1,200 – 5,000 sq ft and can be split to satisfy an occupiers requirements

BUSINESS RATES

Please refer to the Scottish Assessors Website; www.saa.gov.uk

EPC

Available on request

VAT

The subjects are elected for VAT.

ASKING TERMS

The subjects are available on flexible FRI terms at a quoting rent of **£8/sq ft**.

VIEWING & FURTHER INFORMATION

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