



DETACHED INDUSTRIAL PREMISES

- > GIA: 1,301 SQM (14,004 SQ FT)
- > HIGH SPEC MODERN INDUSTRIAL UNIT
- > 6.03 M CLEAR EAVES WITHIN WORKSHOP
- > FANTASTIC RATIO BETWEEN WORKSHOP AND OFFICE SPACE
- > SALE: OIEO - £700,000 (EXC VAT)

FOR SALE

3 LANGLANDS COURT, EAST KILBRIDE, GLASGOW, G75 0YB

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LOCATION

The subjects are located within the town of East Kilbride, approximately 10 miles southeast of Glasgow city centre. The town benefits from excellent road links being approximately 4 miles east of Junction 5 of the M74 Motorway, which leads on to the wider national motorway network.

The East Kilbride expressway provides direct access to both the M74 and M77 motorway networks and is located some five minutes drive time from the subjects.

More specifically, the subjects are located upon Langlands Court, within the southern periphery of the established Kelvin Industrial Estate. Langlands Court is accessed directly from Langlands Drive which connects to Greenhills Road and the A726.

Occupiers within the immediate vicinity include SOCOTEC, Skytec Aviation, Nabco and Sainsbury's distribution centre.

DESCRIPTION

The subjects comprise of a modern industrial premises, of steel portal frame construction. The unit provides predominantly open plan workshop space with a section dedicated to office space on both ground and first floor level. Staff kitchen, w/c facilities and storage space are also available within these areas.

The workshop benefits from a solid concrete floor, electric roller shutter door and a minimum eaves height of 6.03m. The subjects benefit from rear access via the electric roller shutter doors, taken through a shared yard area with the neighboring occupiers.

Car parking for approximately 16 vehicles is also available on site.

RATING

The subjects are currently entered in the current valuation roll at £28,000. They have been provisionally entered into the April 2023 valuation roll at £42,000. Please refer to the Scottish Assessors portal for further information www.saa.gov.uk.

The rate poundage for 2022/2023 is 49.8p to the pound.

LEGAL COSTS

Please note that each party will be responsible for their own legal costs relative to any transaction.

PLANNING

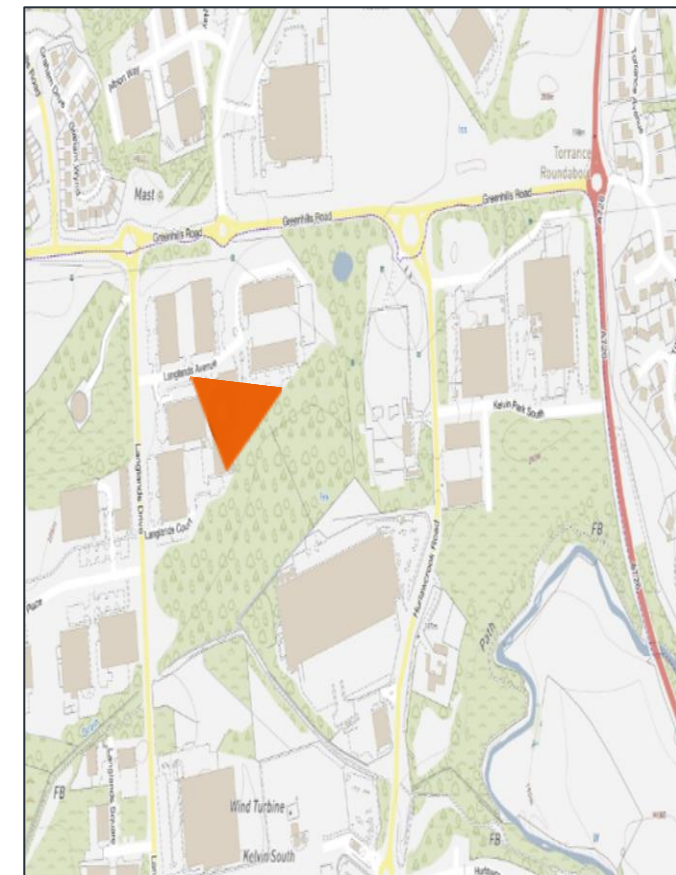
We understand that the property has Class 4/5/6 Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any interested party to satisfy themselves in this respect.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

The below measurements were taken on site on a Gross Internal Area Basis and in accordance with the RICS code of measuring practice (6th edition).

FLOOR	ACCOMMODATION	SQM	SQFT
Ground	Workshop	902.27	9,712
Ground/ First	Offices	398.73	4,292
TOTAL		1,301	14,004





SALE

Our client is seeking offers in excess of £700,000 (Exc VAT) for their heritable interest in the property.

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.

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

Shepherd Chartered Surveyors 2nd Floor, Afton House, 26 West Nile Street, Glasgow, G1 2PF

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **REVISED: DECEMBER 2022**

