

FOR SALE

Land at Kelvin / Langlands Business Park East Kilbride, Glasgow G75 0ZZ



Development land suitable for a variety of industrial uses (Classes 4/5/6)

LOCATION

Located 12 miles to the south east of Glasgow, East Kilbride has a resident population in excess of 78,000 and is the 5th biggest settlement in Scotland after the 4 main cities. The town benefits from excellent road and rail connectivity with a recently built transport hub at Hairmyres including a new train station, bus terminus and an extensive park & ride facility. The road network via the Southern Orbital road and the A725 East Kilbride, provides direct links to the M77, M74 and M8 and with access to Glasgow and all locations around the west of Scotland.

The development site is located at Langlands Business Park to the south east of East Kilbride and accessed off the recently dualled Greenhills Road onto Hurlawcreek Road. Nearby occupiers include Sainsbury's Distribution, Briggs, Barrow Glenalmond Group and Kone Cranes.

DESCRIPTION

The site is positioned on the east/southeast side of Hurlawcreek Road and extends to 3.4 Hectares / 8.4 acres, is a regular shape and undeveloped with various elements of grass and vegetation covering the land.

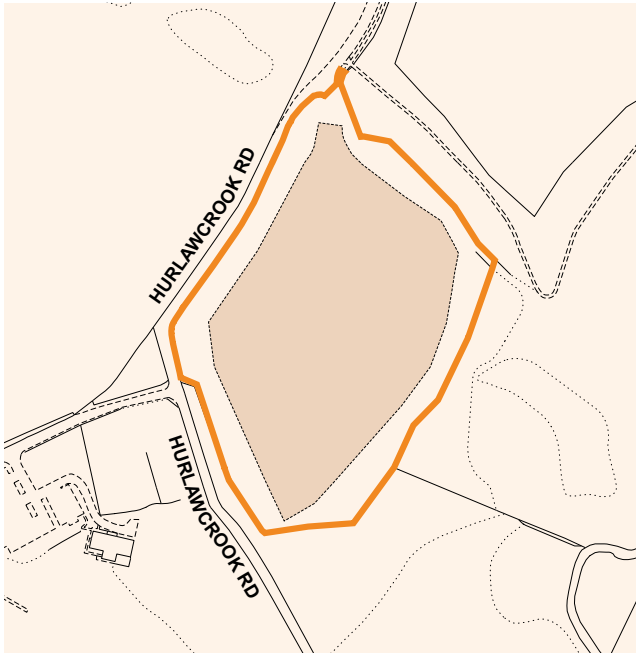
Given the strength of the location and connectivity, the site is well suited for logistics, industrial / warehouse, storage, data centre and battery storage.

PLANNING

The land sits within the wider Kelvin / Langlands Industrial Estate and is designated for core industrial use. The Local Development Plan Policy Approach states the industrial use being for Classes 4/5/6.

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TECHNICAL

Site Investigation, Topographical and Title information are available on request.

OFFERS

Interested parties should register their interest with the sole selling agent at an early stage.

Please note that the seller is not obliged to accept the highest or any offer submitted for the site.

VAT

The land has been VAT elected and therefore VAT will be payable.

LEGAL & PROFESSIONAL COSTS

Each party will be responsible for their own legal and professional costs with the purchaser responsible for and Land and Buildings Transaction Tax, registration dues and VAT.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, all prospective purchasers will be required to provide proof of identification and residence. We also require confirmation of the source of funds used for the purchase of the land. A successful transaction can only proceed on the basis of all required information being provided.

VIEWING & FURTHER INFORMATION

For further information or to discuss matters further please contact



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