

## TO LET - OFFICE

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PHOENIX HOUSE

1 LANGLANDS GATE, EAST KILBRIDE, G75 0ZY



### KEY HIGHLIGHTS

- 1,200 to 5,000 sq ft
- Electric Charging points
- Attractive existing fit-out
- Generous on-site parking
- Modern specification
- Neighbouring occupiers include Lone Cranes, Multiquip, Envirocare & Northern Services

## SUMMARY

Available Size	1,200 to 5,000 sq ft
Rent	£8 - £10 per sq ft
Rates Payable	£2.42 per sq ft
Rateable Value	£24,250
Car Parking	Generous parking provided
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## 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

## 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.

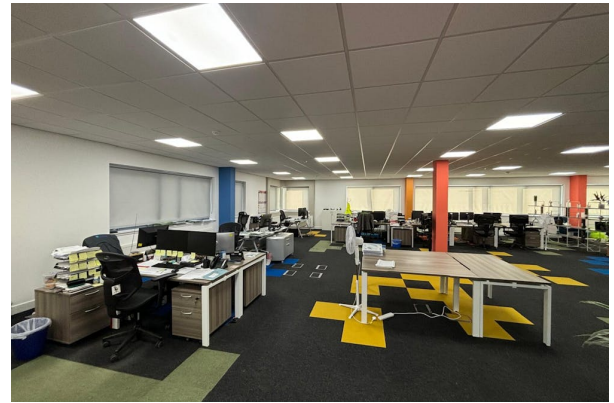
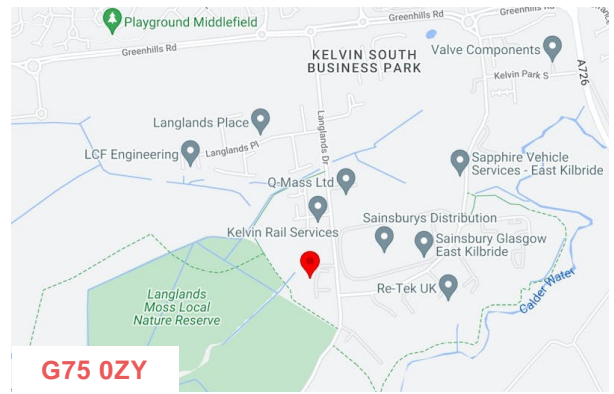
The business park benefits from convenient access to the Southern Orbital that connects with the M77 travelling west as well as the A725 a short distance to the north that connects with the M74 via the Raith Interchange together with M8 & M80 beyond.

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

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	5,000	464.52	Available
<b>Total</b>	<b>5,000</b>	<b>464.52</b>	



## VIEWING & FURTHER INFORMATION

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