

FOR SALE/ TO LET

REFURBISHED INDUSTRIAL UNIT

GIA: 1,301 sq m (14,004 sq ft)

High Quality Detached Industrial
Unit

6.03m EAVES

Extensive Refurbishment
Complete

Located Within Popular Industrial
Location

RENTAL - £84,000 P.A (EXC VAT)

SALE PRICE: £775,000 (EXC VAT)



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

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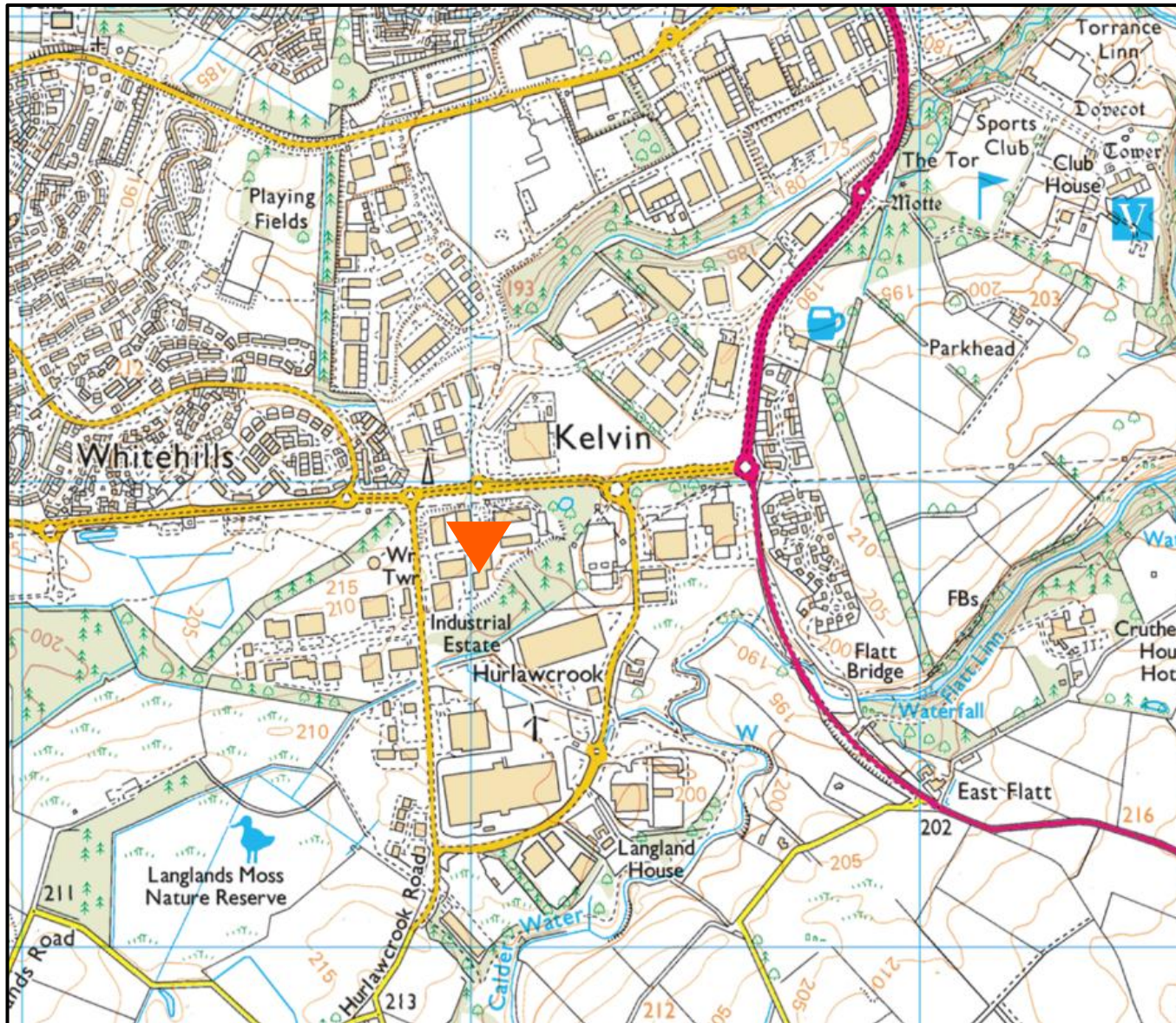
| 0141 331 2807 - 07920 824 408
| 0141 212 0059 - 07717 447 897





Location

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



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.

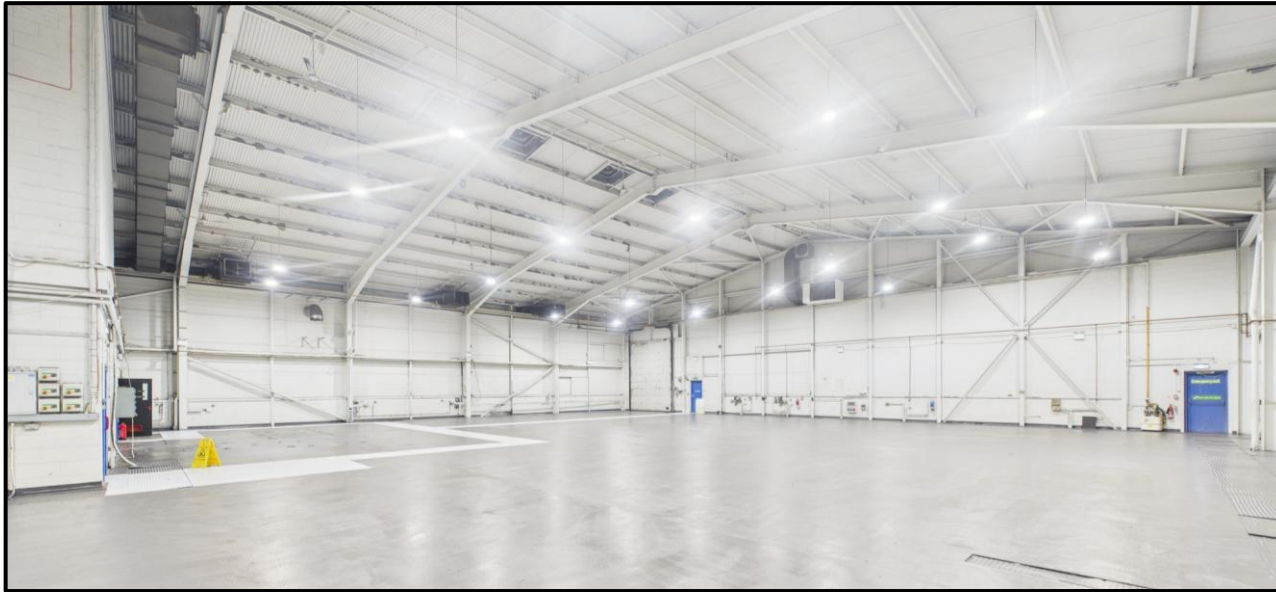


[**CLICK HERE FOR LOCATION**](#)



Description

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



The subjects comprise of an industrial premises offering warehousing space at ground floor level, with two story office accommodation on the southern elevation of the property.

Upon entering the property, the subjects benefit from a large reception area with various partitioned offices and board room. A corridor leads to a large kitchen as well as Male and Female toilets. A single staircase provides access to the first-floor office accommodation comprising of various partitioned offices and light storage areas. The first floor also benefits from a kitchen and staff canteen.

The reception area leads on to a large warehouse area benefitting from 6m eaves.

The subjects benefit from a large yard to the rear and accessed by way of electric roller shutter. The property is of steel portal frame construction and supplied by 3-phase electricity and gas throughout.



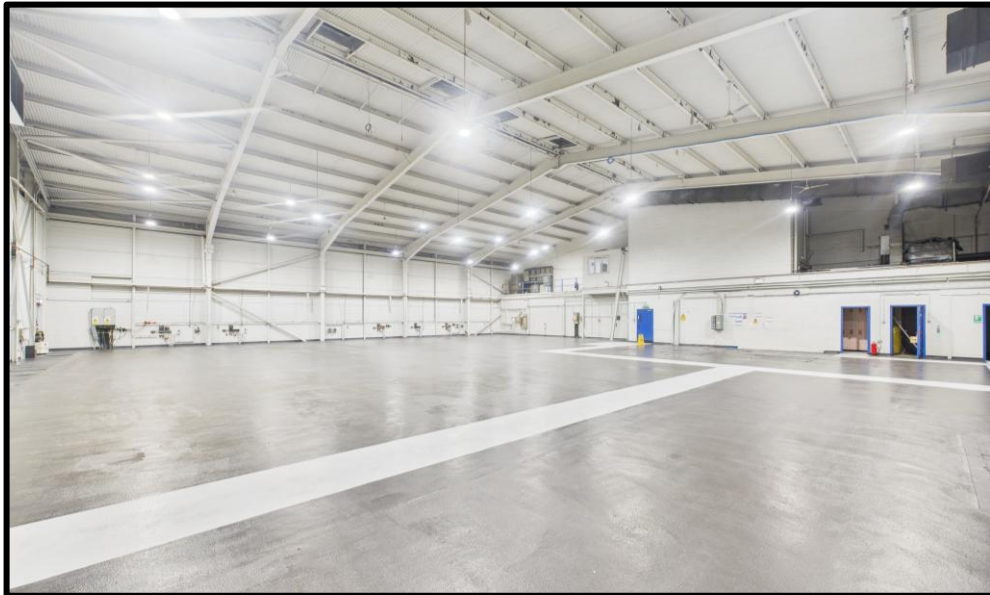
ACCOMMODATION

Accommodation	SQM	SQFT
WORKSHOP (GROUND FLOOR)	902.27	9,712
OFFICE (GROUND/FIRST FLOOR)	398.73	4,292
TOTAL	1,301	14,004

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).

Photographs

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



Photographs

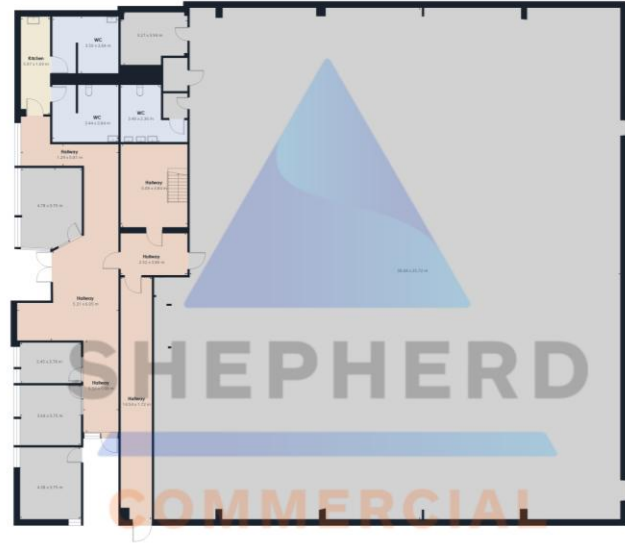
3 LANGLANDS COURT, EAST KILBRIDE, GLASGOW, G75 0YB



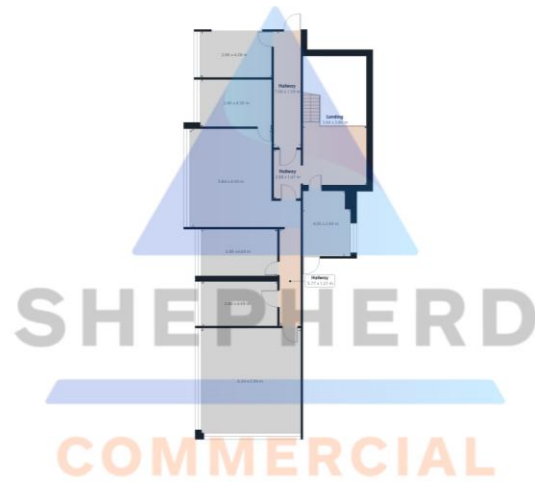
The above outline is for indicative purposes only and does not represent the full extent of the title.

Floorplan

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



Floor 0



Floor 1



SALE PRICE

Our client is seeking offers in excess of £775,000 for their heritable interest in the subjects.

RENTAL

Our client is seeking offers in excess of £84,000 per annum on the basis of a full repairing and insuring lease.

PLANNING

We understand that the property has 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 incoming purchaser/tenant to satisfy themselves in this respect.

LEGAL COSTS

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

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a rateable value of £42,000. The rate poundage for 2025/2026 is 49.8p to the pound.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

Unless stated, all figures quoted are exclusive of VAT



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. Published: July 2025.

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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