

# Block 9, Unit 1

Clydebank Industrial Estate  
18 Beardmore Way  
Clydebank  
G81 4HT

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LIMITED

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Industrial Unit  
2,300 sq.ft  
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# TO LET

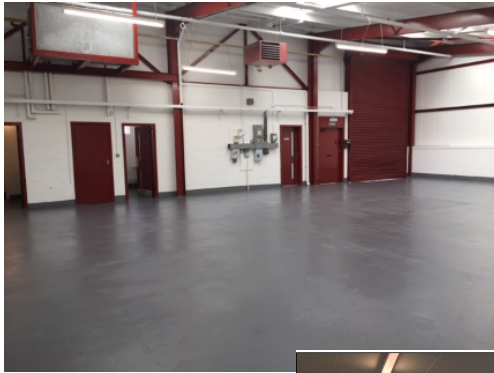
REFURBISHED INDUSTRIAL UNIT  
2,300 SQ FT

  
Colliers

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## LOCATION

Clydebank is situated 8 miles north-west of Glasgow city centre and has a resident population of approximately 46,000. The A814, which joins the A82 approximately 2 miles to the north-west of Clydebank, provides access to Glasgow city centre, joining the M9 at junction 19. The town is well-connected by rail to Glasgow to the east and Dumbarton and Helensburgh to the west.

The premises are situated on Beardmore Way, within the well-established Clydebank Industrial Estate. There are a mixture of owner occupiers and tenants within the estate including Terasaki Electric (Europe) Ltd and Sub-sea Pipeline Production Ltd. The HCI Hospital and Beardmore Hotel lie directly to the east of the property.

## ACCOMMODATION

The property extends to a gross internal area of approximately 2,300 sq ft. There is a tarmac surfaced loading and parking area to the front and an aggregate surfaced area to the side for external storage or additional parking.

## RATEABLE VALUE

The property is entered in the Valuation Roll at a Rateable Value of £14,200. Please note that you may qualify for rates-free occupation under the Small Business Bonus Scheme.

## RENT / TERMS

The unit is available at £13,500 per annum on full repairing and insuring terms for a period to be agreed.

## ENTRY

On conclusion of legal missives.

## LEGAL COSTS

Each party to meet their own legal costs, with the ingoing tenant liable for any Stamp Duty Land Tax payable.

## VAT

All price, premiums, rents etc. are quoted exclusive of VAT. Please note the VAT will be payable.

## VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing, please contact:  
**Colin McManus**  
**Logistics & Industrial**  
Colin.McManus@colliers.com

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