

TO LET - GROUND FLOOR OFFICE (4,326 SQ FT)



TASMAN HOUSE

- CLYDEBANK BUSINESS PARK -

Mariner Court, Clydebank, Glasgow, G81 2LF



Open plan office space with generous parking provision.

The property provides the following Net Internal Floor Area:

Floor	Sq Ft	Sq M	Parking
Ground	4,326	401.90	18 Spaces

Tasman House is located within Clydebank Business Park, an established office and industrial location which lies directly opposite Clyde Shopping Centre and Leisure Complex.



Tasman House comprises a two-storey office building within Mariner Court which is a development of four similarly designed and sized pavilions.

The ground floor suite provides the following specification:

- *Suspended ceilings*
- *Air cooling cassette units & perimeter radiators*
- *Raised access flooring*
- *Double glazed windows provide natural daylight*
- *Private male & female toilets*
- *A mix of open plan space with meeting & staff areas.*

Tasman House is accessed via Kilbowie Road (A8014), 0.5 miles from the A82 and A814, which provide direct access into Glasgow city centre. The Erskine Bridge and Clyde Tunnel link the property to the M8 motorway, Glasgow International Airport and the wider motorway network.

The business park has good public transport connections. Singer Railway Station is within a 10 minute walk away and only 22 minutes from both Glasgow Central and Queen Street stations. There are extensive bus routes along Kilbowie Road and serving the Clyde Retail Shopping Centre.





Kilbowie Road (A8014)

TASMAN HOUSE



Area

The area is soon to benefit from the **Glasgow City Region City Deal** whereby planning has been approved for a new bridge across the River Clyde, linking Renfrew and Yoker. This

will allow businesses in Clydebank to gain access to more customers and suppliers, while new companies and developers will be attracted to locate to the regenerated waterfront.





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Lease Terms

The property is held on a full repairing and insuring lease expiring 28th February 2024.

Rateable Value

According to the Scottish Assessors website, the subjects have a current Rateable Value of £36,250. Rates payable will be in the region of £4.12 per sq ft.

Value Added Tax

VAT will be charged on the rent and all other obligations associated with the property at the prevailing rate.

EPC

The property has an EPC rating of 'C' and a copy of the certificate is available upon request.

For viewing and further information please contact the selling agents:

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