

TO LET

INDUSTRIAL UNIT

2,300 sq ft



0141 226 1000
colliers.com/uk/industrial

Clydebank Industrial Estate

Block 7 Unit 3, 70 Beardmore Way

Glasgow G81 4HT

- 1x vehicle access door
- Office section with WCs
- Car parking and loading area
- Adjacent to Golden Jubilee Hospital and Beardmore Hotel



Contacts

Colin McManus

DDI: 0141 226 1035

Mobile: 07795 613227

Email: colin.mcmanus@colliers.com



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 M8 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 east of the property.

The estate is located 9.5 miles from Glasgow International Airport via the Erksine Bridge and M8 motorway.

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.

Rateable Value

The property is entered in the Valuation Roll at a Rateable Value of £14,200. Please note that the tenant has 6 months to appeal the Rateable Value from the date of entry. Rates relief of 100% to 25% may be able via 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.

Colliers

Colin McManus
DDI: 0141 226 1035
Mobile: 07795 613227
Email: colin.mcmanus@colliers.com