

# TITAN BOULEVARD | QUEENSQUAY, CLYDEBANK G81 1BS

## New Commercial Units Available

“Mixed use development for living, working and playing comprising 1,000 new diverse homes, potential purpose built Grade A office space, state-of-the-art leisure centre and the UK’s first zero carbon green energy centre.”

Ryden

UNIT 1 - UNDER OFFER





## STUNNING WATERSIDE SETTING WITH SUPERB AMENITIES ONLY MINUTES FROM GLASGOW

Units ranging from 1,280 sq ft (127 sq m) to 3,315 sq ft (308 sq m) are available on new, flexible Full Repairing and Insuring leases. A variety of uses will be considered subject to planning.



### DISTRICT HEATING

The UK's first 100% carbon-free district heating network.

### CONNECTIVITY

Queensquay is extremely accessible with an abundance of road and public transport links close by

### RESIDENTIAL

1,000 new homes on banks of River Clyde

### COMMERCIAL

Potential purpose built Grade A office space

# One of the largest regeneration projects in Scotland, Queens Quay is regenerating and revitalising the river frontage in Clydebank.

## A UNIQUE OPPORTUNITY

Queens Quay is very accessible by car, bus, train and plane. Clydebank is located 7 miles west of Glasgow city centre and is within 15 minutes travel time of the M8 and M77 motorway networks and main rail stations at Glasgow Central and Glasgow Queen Street. Glasgow and Prestwick International Airports are within a 15 and 45 minute drive time respectively of Clydebank.

Queens Quay provides a relaxed environment for residents, staff and visitors who can enjoy the new public realm and walkways along the River Clyde. Located on the former John Brown's shipyard, the development has transformed the town and provided open access and views to the riverside. The development is within a couple of minutes walk from the town centre and the public transport hub.

Queens Quay has been designed to not only meet but surpass the most rigorous demands of businesses – which in the 21st century go beyond the four walls of an office and need to complement users' needs. With a diverse mix of facilities – including a state of the art leisure centre, retail, bar and restaurant elements, and public spaces with a riverside walkway and cycle paths – Queens Quay offers an vibrant, enjoyable environment



## OPPORTUNITY

Planning consent has been achieved for 500,000 sq ft of mixed-use commercial property including Grade A office, leisure, retail and hotel space, all in a thriving waterfront setting. Occupiers and investors will have the opportunity to tailor their accommodation requirements to their specific needs.

4 retail units have been created and are available in shell condition to allow ingoing tenants to fit the unit to their requirements.

## ACCOMMODATION

UNIT 1	UNDER OFFER	
UNIT 2	127 sq m	1,280 sq ft
UNIT 3	127 sq m	1,280 sq ft
UNIT 4	308 sq m	3,315 sq ft
TOTAL	822 sq m	8,675 sq ft

## TERMS

New Full Repairing and Insuring leases on flexible terms are available.

## RENTAL

Upon application.

## RATEABLE VALUE

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction. The ingoing tenant/ purchaser will be responsible for any Land and Buildings Transactional Tax, recording dues and VAT as applicable.

## VALUE ADDED TAX

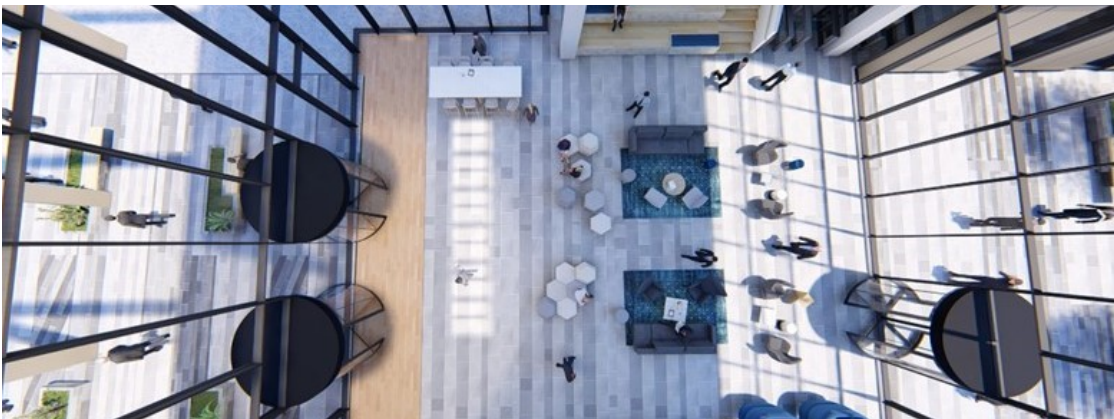
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



## ANTI MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.





## GET IN TOUCH

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For full information on Queens Quay,  
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