

**TO LET**

MODERN OFFICE SUITES



**BLAIR COURT, NORTH AVENUE, CLYDEBANK BUSINESS PARK,  
CLYDEBANK, G81 2LA**

- Modern, purpose built office space
- Attractive business park environment
- Adjacent to railway station and bus routes
- Two suites - can be combined to form single suite
- Double glazing and central heating
- Ample on-site dedicated parking (1 space per 250 sq ft)
- 100% rates relief available
- 245.27 sq m (2,640 sq ft)
- From 133.36 sq m (1,435 sq ft) to 288.80 sq m (3,108 sq ft)
- £7.50/sq ft

## Location

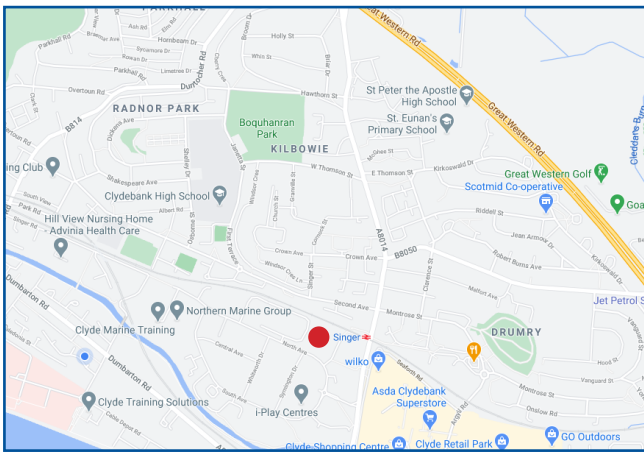
Clydebank is located approximately 8 miles west of Glasgow City Centre and a short distance north of the River Clyde.

Clydebank Business Park is formed to the west of the town and enjoys excellent public transport connections, with a dedicated bus stop serving the Business Park, and Singer train station also directly adjacent. The Business Park is also opposite Clyde Shopping Centre which provides a wide range of shopping facilities, restaurants and cafés as well as a cinema.

Road connections to and from the Park are also excellent with the A82 to the north linking with the Erskine Bridge (M898) and M8, whilst the A814 Dumbarton Road connects to the Clydeside Expressway and provides a direct link to Glasgow City Centre. Glasgow Airport is approximately 5 miles from the premises.

The Park attracts a wide range of national companies which includes Clydesdale Bank, Scottish Natural Heritage and Ascensos.

The property is formed to the north of the Business Park, in an area predominated by office users. Access is from North Avenue, and the property is immediately adjacent to Singer railway station.



## Description

Blair Court comprises a variety of modern office buildings, formed close to the entrance to Clydebank Business Park within an attractive landscaped environment.

The office suites are formed on the first floor of a modern, purpose built two storey office block, formed of facing brick, with a pitched and concrete tiled roof. The building is accessed via an attractive feature entranceway with controlled door access system. Windows throughout are double glazed and aluminium framed.

The specification of the office suites is as follows:

- Raised access floors and perimeter trunking
- Suspended ceiling incorporating modern lighting
- Central heating
- Double glazing
- Controlled door entry
- Shared male/female toilet facilities
- Tea prep areas
- Car parking (1 space : 250 sq ft)

Both offices have been partitioned to form open plan space with private offices and meeting rooms.

## Parking

Each suite benefits from 6 dedicated parking spaces which are formed to the front of the building.



## Areas / Accommodation

The space extends to the following areas:

Office 1/1: 155.44 sq m (1,673 sq ft)  
Office 1/2: 133.36 sq m (1,435 sq ft)

The suites can be combined to form a larger office of 288.80 sq m (3,108 sq ft)

## Rating

The Rateable Values of the offices are as below:

Office 1.1: £8,900  
Office 1.2: £7,700

The current Uniform Business Rate is £0.498.

Both suites fall under the Small Business Bonus Scheme threshold, qualifying for 100% rates relief, in which case no rates would be payable.

## Lease terms/rent

Our client is seeking full repairing leases based upon a rent of £7.50/sq ft.

## Service charges

A service charge is levied to cover common items such as fire alarm maintenance, common heating and lighting, maintenance etc. Current service charge figures are available via the Letting Agent.

## VAT

VAT is payable on the rent and other outgoings.

## Energy Performance

The office suites have an Energy Performance rating of [TBC]. A full copy of the EPC can be made available to interested parties upon request.

## Legal Costs

Each party will bear their own legal costs in the transaction. The tenant will be responsible for the cost of any Registration Dues or LBTT.

## Date of Entry

Immediate entry is available.

## Viewing and further information

By contacting the Sole Letting Agent:

Thomson Property Consultants  
2nd Floor  
180 West Regent Street  
Glasgow  
G2 4RW

Contact: Eric Thomson  
Tel: 0141 611 9666  
Email: eric@thomsonproperty.co.uk



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