



TO LET - 2,697 TO 5,467 SQ. FT.

**REFURBISHMENT
UNDERWAY
UNIT 17A - TOOLSTATION
COMING SOON**



MODERN TRADE / INDUSTRIAL UNITS

Broadmeadow Trade Park
Birch Road
Broadmeadow Industrial Estate
Dumbarton, G82 2RE



- Modern, refurbished units
- Easy access to A82 & Dumbarton town centre
- Existing tenants include: Screwfix, Graham, City Electrical Factors, Howdens & Dingbro
- Suitable for various uses

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www.rosslynproperty.com
0141 442 0021



LOCATION

Broadmeadow Trading Estate, located within Broadmeadow Industrial Estate, is Dumbarton's premier industrial location, located north of the town centre, just minutes from the A82, giving access to the M8 motorway via the Erskine Bridge. Dumbarton is approximately 15 miles to the west of Glasgow, on the north bank of the River Clyde. Dumbarton Central Train Station is approximately 10 minutes' walk away. The estate serves the wider Loch Lomond-side catchment.

DESCRIPTION

The development comprises modern, high quality industrial accommodation, which provides flexible space suitable for a wide variety of uses including trade counter, storage and manufacturing.

The vacant units include toilet accommodation and warehouse lighting. Depending on availability, unit sizes within the estate range from 2,198 to 8,641 sq. ft. (204.2 to 802.8 sq. m.).

ACCOMMODATION

A schedule of availability detailing the annual rent etc. accompanies this brochure.

AVAILABILITY

The units are available to lease on full repairing and insuring terms for a period to be agreed, subject to a minimum of 5 years.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

LOCAL AUTHORITY RATES

Payment of rates is a tenant's responsibility, however, as a result of the Small Business Scheme, some of the units may benefit from property rates relief and additional details are included on the attached schedule. Interested parties should make their own enquiries with the Local Assessor and further information is available at www.saa.gov.uk (or tel. 0141 562 1200).

Water and sewerage rates are excluded from the scheme and will be payable by the tenant.

LEGAL COSTS

Each party to bear their own legal costs in the documentation of this transaction, however, in the usual manner the ingoing tenant will be responsible for Registration Fees.

DATE OF ENTRY

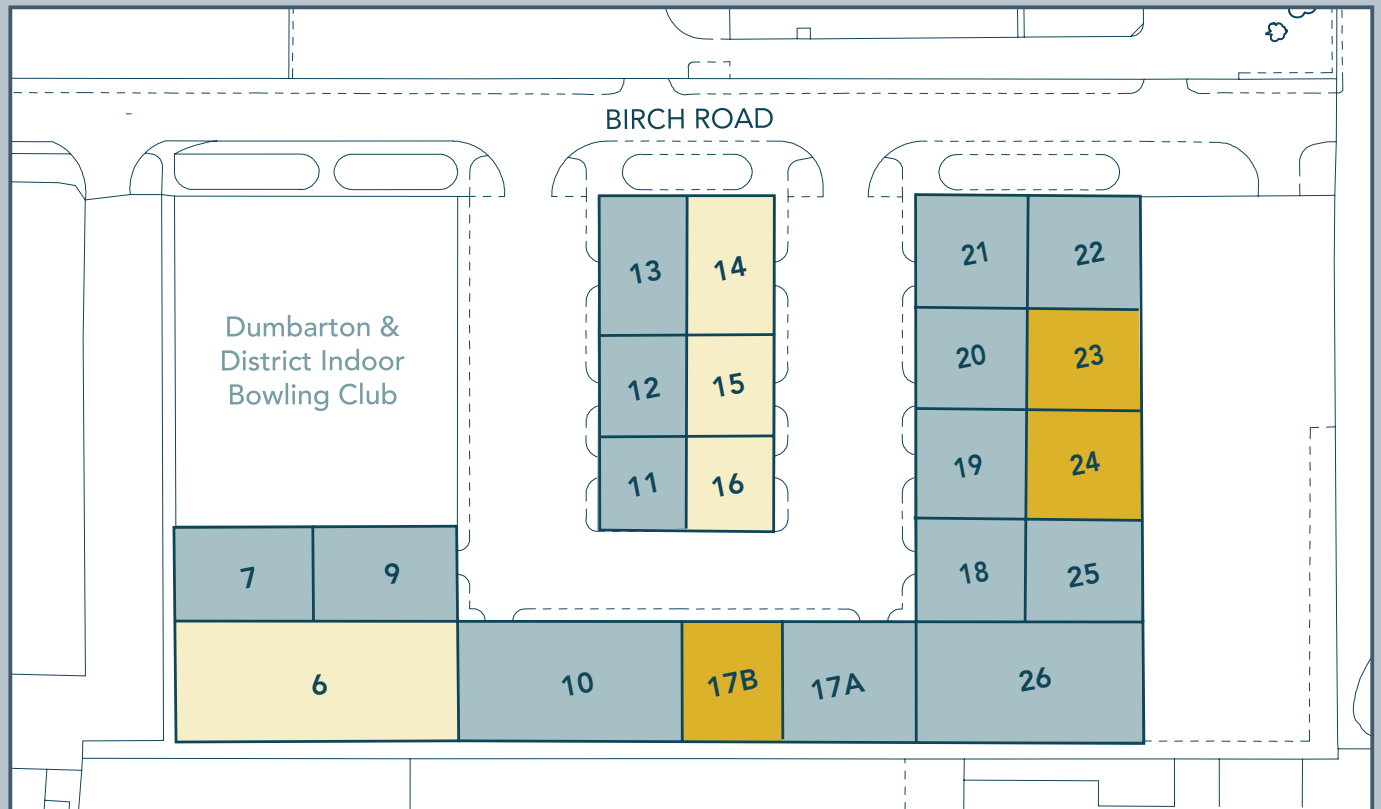
Upon conclusion of legal missives.

VAT

All rent and outgoings are subject to VAT.

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Trade Counter Operators	
7	Screwfix
9	Screwfix
10	Jewson t/a Graham Plumbing
11	Paint Traders Ltd
12	City Plumbing Supplies
13	Wolseley
17A	Toolstation
18	Wrighton Trade Kitchens
19	Howdens Joinery
20	Howdens Joinery
21	Howdens Joinery

22	City Electrical Factors
25	Dingbro
26	Dingbro
Other Occupiers	
6	Commercial Door Systems
14	Clyde Process Valves
15	Royal Bank Of Scotland
16	Virgin Media
17B	Vacant (2,718 sq. ft.)
23	Vacant (2,697 sq. ft.)
24	Vacant (2,770 sq. ft.)

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VIEWING

For viewings or further information, please contact:

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4. VAT: The VAT position relating to the property may change without notice.

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